COMM SE COR OF NW1/4 OF NW1/4, R
TO N LINE OF A CO RD FOR POB, RU
FT TO E R/W SR-47, NE ALONG R/W

CORNERSTONE PARTNERS LP SD
426 SW COMMERCE DR, STE 130
LAKE CITY, FL 32025-1587

2027

30-4S-17-08891-000

BUILDING CHARACTERISTICS

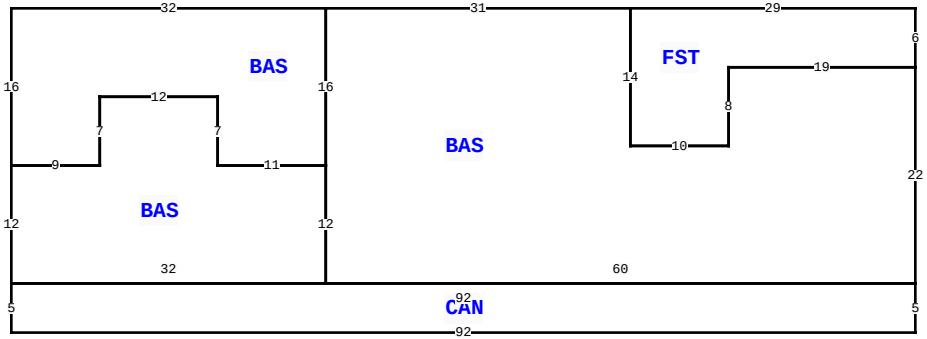
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	06	VINYL ASB 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		30417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	428	100		428	13,681
BAS	468	100		468	14,960
BAS	1,426	100		1,426	45,582
CAN	460	30		138	4,411
FST	254	50		127	4,060
TOTALS	3,036			2,587	82,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	04	2,587	88.7848	63.93	165,387	1966	1980	0	0	0	50.00	50.00

1 NBHD STORE 0% - 0 Heated Area: 2322 HX Base Yr



3953 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	2,640.00	UT	1.00	1.00	100	0	0	3	100	2,640	
2	0260	PAVEMENT-A	0	0	0	0	10,000.00	UT	1.00	1.00	100	0	0	3	100	10,000	
3	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	82,694
TOTAL MARKET OB/XF VALUE	12,940
TOTAL LAND VALUE - MARKET	176,200
TOTAL MARKET VALUE	271,834
SOH/AGL Deduction	52,172
ASSESSED VALUE	219,662
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,662
TOTAL JUST VALUE	271,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,049

LAND:1:1: SQ FT PER GIS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26-00544			09/29/2026
26-00552		450,000	09/23/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/2583	10/09/2026	WD	U	I	11	100
GRANTOR: STEWART SCOTT						
GRANTEE: CORNERSTONE PARTNER						
1475/147	5/31/2022	WD	U	V	11	0
GRANTOR: LAKE CITY 47, LLC						
GRANTEE: STEWART SCOTT D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 BAS= W32 S16 E9 N7 E12 S7 E11 N16$ S16 BAS= W11 N7 W12 S7 W9 S12 CAN= S5 E92 N5 W92$ E32 N12 $ S12 E60 N22 FST= N6W29 S14 E10 N8 E19$ W19 S8 W10N14$.

LAND DESCRIPTION

TOTAL OB/XF 12,940

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1420	C	NBHD STORE	0		CHI	238.00	150.00	31,320.00	SF		1.00	1.00	1.00	5.00	5.00	156,600							
2	1000	C	VACANT COMME	0					3,920.00	SF		1.00	1.00	1.00	5.00	5.00	19,600							

REVIEW DATE 07/07/2017 BY DF Total Acres: 0.81 Total Land Value: 176,200 Market: 0 Agricultural: 0 Common: 176,200 PRINTED 11/17/2026 BY SYS