

BEG INTERS OF W R/W OF 40 FT CIT
 BAYA AVE, RUN S 521.85 FT, NW 27
 OF US-90, NE ALONG R/W APPROX 53

NORTH FLORIDA INVESTMENTS LLC
 6440 W NEWBERRY RD STE 401
 GAINESVILLE, FL 32614

2026

31-3S-17-05938-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		2	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	03	03	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,488	100	
TOTALS	1,488		1,488 20,840

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WAREH	STOR	0%	- 0							
				Heated Area:	1488			HX Base Yr			

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			20,840
TOTAL MARKET OB/XF VALUE			3,500
TOTAL LAND VALUE - MARKET			493,050
TOTAL MARKET VALUE			517,390
SOH/AGL Deduction			5,957
ASSESSED VALUE			511,433
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			511,433
TOTAL JUST VALUE			517,390
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,939

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0826	DEMOLISH	0	09/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1041/1468	3/23/2005	WD	U	I	08	550,000

GRANTOR: HELENA S POWERS
 GRANTEE: NORTH FLORIDA INVES

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S31 E48 N31\$.	

EXTRA FEATURES																
L N	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		*I	510.00	137.00	64,875.00	SF		1.00	1.00	0.80	9.50	7.60	493,050							