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

2027

31-3S-17-05938-000

BUILDING CHARACTERISTICS

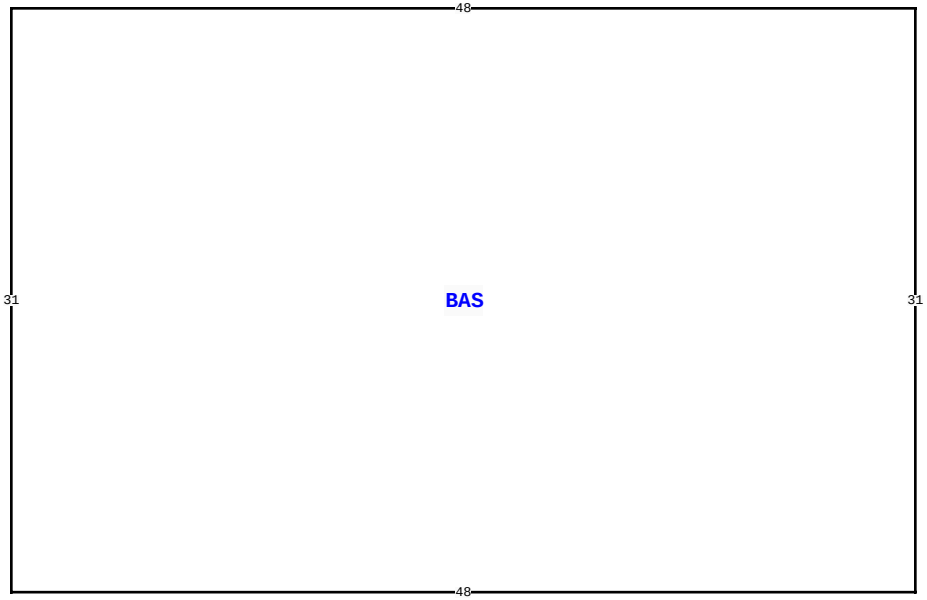
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		10 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	20,840
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
8400	06	1,488	73.7100	28.01	41,679	1955	1955	0	0	0	50.00	50.00

2 WAREH STOR 0% - 0 Heated Area: 1488 HX Base Yr



1100 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

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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	0
ASSESSED VALUE	517,390
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	517,390
TOTAL JUST VALUE	517,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	517,390

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	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							

REVIEW DATE 04/11/2016 BY DF Total Acres: 1.49 Total Land Value: 493,050 Market: 0 Agricultural: 0 Common: 493,050 PRINTED 11/16/2026 BY SYS