COMM AT NW COR OF LOT 14, CYPRES
E 204.36 FT, N 192.79 FT TO S R/
SW ALONG 38.39 FT, CONT SW ALONG

ALGK LAKE CITY LLC
5522 NW 43RD ST
GAINESVILLE, FL 32653

2027

33-3S-16-02432-101

BUILDING CHARACTERISTICS

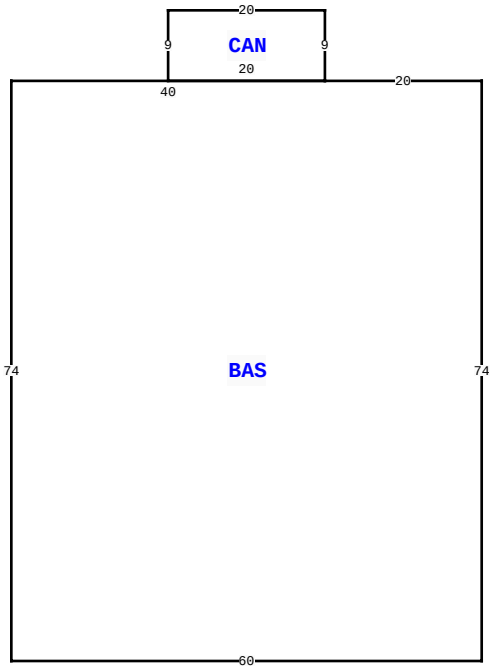
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	08	08
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,440	100		4,440	475,511
CAN	180	30		54	5,783
TOTALS	4,620			4,494	481,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	4,494	149.2437	116.41	523,147	2015	2015	0	0	0	8.00	92.00

1 OFFICE MED 0% - 0 Heated Area: 4440 HX Base Yr



215 SW PROSPERITY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0164	CONC BIN	0	0	10	12	120.00	UT	11.00	11.00	100	2015	2015	3	100	1,320	
2	0260	PAVEMENT-A	0	0	0	0	18,176.00	UT	1.60	1.60	100	2015	2015	3	100	29,082	
3	0166	CONC,PAVMT	0	0	0	0	950.00	UT	2.00	2.00	100	2015	2015	3	100	1,900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	481,295
TOTAL MARKET OB/XF VALUE	32,302
TOTAL LAND VALUE - MARKET	260,494
TOTAL MARKET VALUE	774,091
SOH/AGL Deduction	0
ASSESSED VALUE	774,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	774,091
TOTAL JUST VALUE	774,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	774,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33355	COMMERCIAL	0	09/10/2015
33100	COMMERCIAL	0	06/18/2015
33032	COMMERCIAL	2,058	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/0153	11/04/2014	WD	Q	V	01	202,600

GRANTOR: CYPRESS LAKE LAND TRU

GRANTEE: ALGK LAKE CITY LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 CAN= N9 W20 S9 E20$ W40 S74 E60 N74$.

LAND DESCRIPTION

TOTAL OB/XF 32,302

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	1910	C	MEDIC OFF	0		CHI	0.00	0.00	40,076.00	SF		1.00	1.00	1.00	6.50	6.50	260,494							

REVIEW DATE 03/18/2026 BY JB Total Acres: 0.92 Total Land Value: 260,494 Market: 0 Agricultural: 0 Common: 260,494 PRINTED 11/16/2026 BY SYS