(PART OF LOTS 1 & 2 CYPRESS LAKE DESC AS): COMM AT NW COR OF SAID 51 DG E 79.86 FT FOR POB, N 24 D

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

2027

33-3S-16-02432-150

BUILDING CHARACTERISTICS

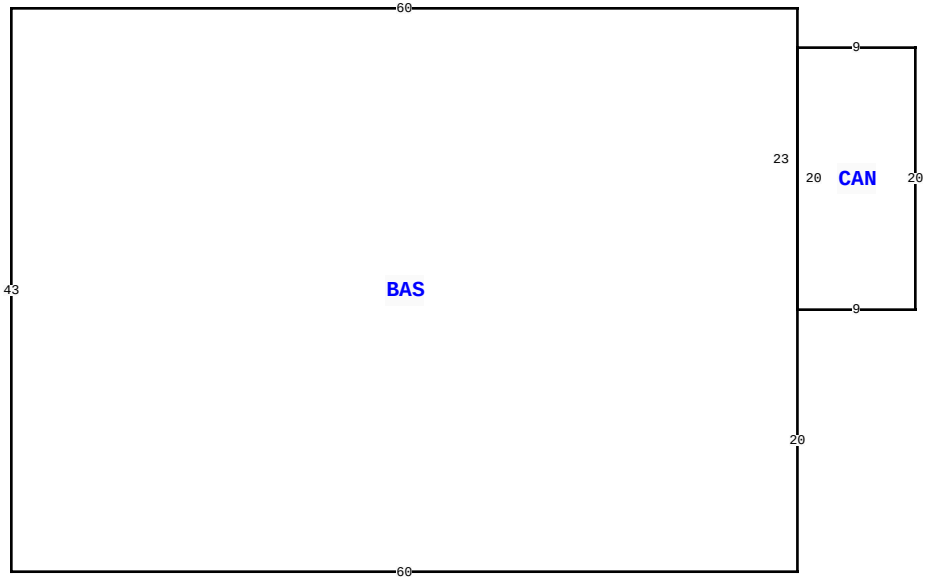
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		10 100
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	2,580	100		2,580	295,442
CAN	180	30		54	6,183
TOTALS	2,760			2,634	301,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	2,634	159.5760	124.47	327,854	2015	2015	0	0	0	8.00	92.00

1 OFFICE MED 0% - 0 Heated Area: 2580 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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	301,626
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	18,447
TOTAL MARKET VALUE	320,073
SOH/AGL Deduction	0
ASSESSED VALUE	320,073
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,073
TOTAL JUST VALUE	320,073
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053534	Remodel	26,800	07/08/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/1750	8/23/2017	WD	U	I	30	630,000

GRANTOR: ALGK LAKE CITY LLC

GRANTEE: NANCF LAKE CITY LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S43 E60 N20 CAN= E9 N20 W9 S20$ N23$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	2,838.00	SF		1.00	1.00	1.00	6.50	6.50	18,447							

REVIEW DATE 05/05/2026 BY robin Total Acres: 0.07 Total Land Value: 18,447 Market: 0 Agricultural: 0 Common: 18,447 PRINTED 11/16/2026 BY SYS