

(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

**2026**

33-3S-16-02432-150  
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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	310,586
CAN	180	30		54	6,501
TOTALS	2,760			2,634	317,086

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE MED	0%	- 0									Heated Area: 2580 HX Base Yr	

BAS

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			317,086	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			15,609	
TOTAL MARKET VALUE			332,695	
SOH/AGL Deduction			0	
ASSESSED VALUE			332,695	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			332,695	
TOTAL JUST VALUE			332,695	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			320,513	

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						

EXTRA FEATURES														BLD DATE		LGL DATE			
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	INC DATE	LAND DATE	AG DATE
														04/11/2024		MLU			

BUILDING NOTES

**BUILDING DIMENSIONS**  
BAS= W60 S43 E60 N20 CAN= E9 N20 W9 S20\$ N23\$.

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	DPHT 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	5.50	5.50	15,609							