

(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

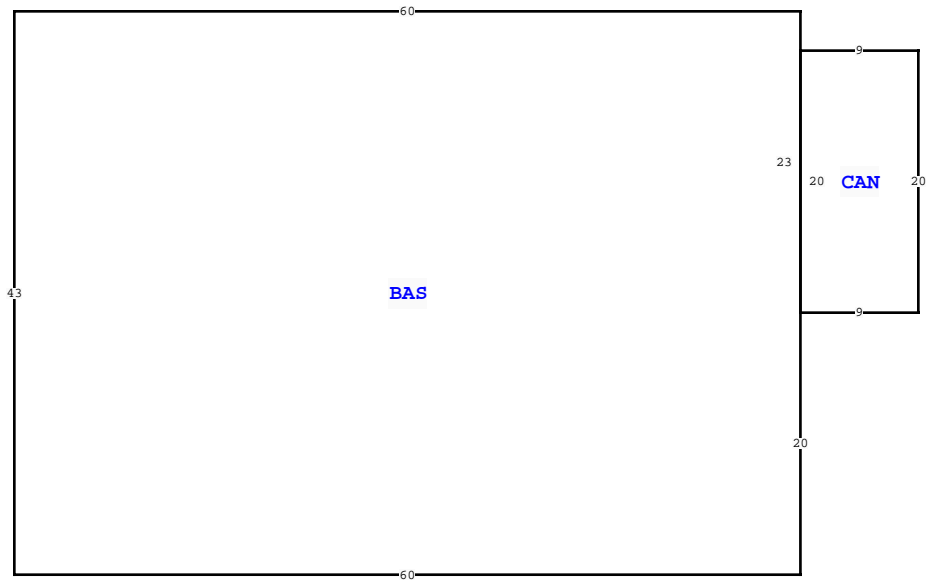
NANCF LAKE CITY LLC
5522 NW 43RD ST
GAINESVILLE, FL 32653

2026

33-3S-16-02432-150


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	
1	OFFICE MED	0%	0									
Heated Area: 2580					HX Base Yr							



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	320,513			

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																	
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	
215 SW PROSPERITY PL, LAKE CITY													BLD DATE		LGL DATE	05/11/2026	MLU
													XF DATE		LAND DATE		
													INC DATE		AG DATE		

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	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								