S DIV: BEGIN AT SW COR OF NW 1/4
S 384.60 FT, W 795.43 FT, N 483.
FT TO E R/W OF IRMINE ST, N ALON

GATEWAY PRESCRIPTION CENTER
780 SE BAYA DRIVE
LAKE CITY, FL 32025

2027

33-3S-17-13459-000

BUILDING CHARACTERISTICS

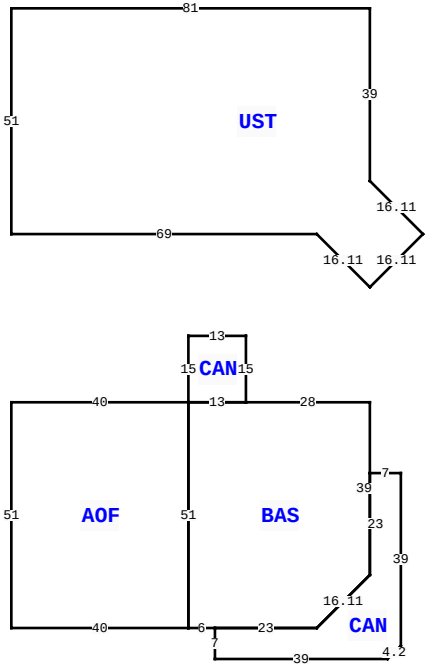
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		8 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,040	110		2,244	87,214
BAS	2,019	100		2,019	78,469
CAN	195	30		58	2,254
CAN	607	30		182	7,074
UST	4,347	40		1,739	67,587
TOTALS	9,208			6,242	242,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	04	6,242	96.0308	54.74	341,687	2002	2002	0	0	0	29.00	71.00

1 EXCEP STOR 0% - 0 Heated Area: 4059 HX Base Yr



780 SE BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0260	PAVEMENT-A	0	0	0	0	24,904.00	UT	0.77	0.77	100	2002	2002	3	100	19,176	
2	0166	CONC,PAVMT	0	0	0	0	931.00	UT	2.00	2.00	100	2002	2002	3	100	1,862	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	242,598
TOTAL MARKET OB/XF VALUE	21,038
TOTAL LAND VALUE - MARKET	298,359
TOTAL MARKET VALUE	561,995
SOH/AGL Deduction	0
ASSESSED VALUE	561,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	561,995
TOTAL JUST VALUE	561,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	561,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2262	COMMERCIAL	1,685	12/18/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0021	8/29/2001	WD	Q	V		201,500

GRANTOR: LENVIL DICKS

GRANTEE: GATEWAY PRESCRIPTIO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 CAN= N15 W13 S15 E13$ W13 AOF= W40 S51 E40 N51$ S51 E6 CAN= S7 E39 R3 U3 N39 W7 S23 L12 D12 W23 $ E23 U12 R12 N39$ PTR= N50 UST= N39 W81 S51 E69 D12 R12 R12 U12 U12 L12 $ S50$.

LAND DESCRIPTION

TOTAL OB/XF 21,038

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		RSF-2	0.00	0.00	130,680.00	SF		1.00	1.00	0.70	2.75	1.93	251,559							
2	0000	C	VAC RES	0		RSF-2	0.00	0.00	7.20	AC		1.00	1.00	0.50	13,000.00	6,500.00	46,800							

REVIEW DATE 12/14/2016 BY DF Total Acres: 10.20 Total Land Value: 298,359 Market: 0 Agricultural: 0 Common: 298,359 PRINTED 11/17/2026 BY SYS