

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

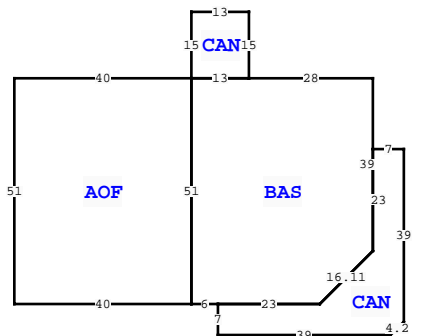
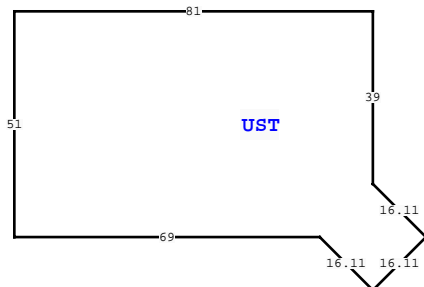
2026

33-3S-17-13459-000



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|---------------------|--------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 04 | WOOD TRUSS | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 08 | SHT VINYL | 60 |
| Interior Floor | 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 |
| AOF | 2,040 | 110 | |
| BAS | 2,019 | 100 | |
| CAN | 195 | 30 | |
| CAN | 607 | 30 | |
| UST | 4,347 | 40 | |
| 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 | | |
| 1 | EXCEP | STOR | 0% | - 0 | | | | | | | | Heated Area: 4059 | |
| | | | | | | | | | | | | HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| 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 | | | 541,585 |

| 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

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/12/2026 | MLU |

| 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\$. | |

| 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 | |
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 0 | 24,904.00 | UT | 0.77 | 100 | 2002 | 2002 | 3 | 100 | 19,176 |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 0 | 931.00 | UT | 2.00 | 100 | 2002 | 2002 | 3 | 100 | 1,862 |

| 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 | 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 | | | | | | | | |