

LOT 5 STONEGATE PARK S/D, EX BEG  
 LOT 5, RUN NE 175.41 FT, SW 53.2  
 LOT LINE 150.22 FT TO POB.

CAMBRIDGE777, LLC  
 6003 NW 112TH PL  
 ALACHUA, FL 32615

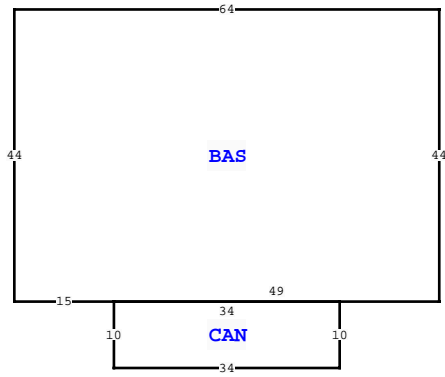
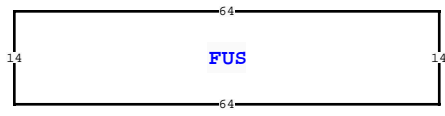
2026

34-3S-16-02465-105



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		7	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		24	100
Stories	1.5	1.5	100
Units		0	100
Condition Adj	03	03	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4900	04	3,814	102.4026	75.78	289,025	2004	2004	0	0	25.00	75.00		
1 OFFICE LOW 0% - 2022				Heated Area: 3712				HX Base Yr					



Quality	05	05			
DOR CODE	1700	OFFICE BLD 1STY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.090	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,816	100		2,816	160,047
CAN	340	30		102	5,798
FUS	896	100		896	50,924
TOTALS	4,052			3,814	216,769

4255 SW CAMBRIDGE GLN, LAKE CITY

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

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	11,485.00	UT	1.10	1.10	100	2004	2004	3	100	12,634	
2	0166	CONC, PAVMT	0	0	6	137	822.00	UT	2.00	2.00	100	2004	2004	3	100	1,644	
3	0164	CONC BIN	0	0	8	10	80.00	UT	8.50	8.50	50	2004	2004	3	50	340	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			216,769
TOTAL MARKET OB/XF VALUE			14,618
TOTAL LAND VALUE - MARKET			84,463
TOTAL MARKET VALUE			315,850
SOH/AGL Deduction			0
ASSESSED VALUE			315,850
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			315,850
TOTAL JUST VALUE			315,850
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			309,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3053	REMODEL	342	09/29/2004
2863	COMMERCIAL	782	01/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/514	2/09/2021	WD	Q	I	01	300,000
GRANTOR: JOYSTONE LLC						
GRANTEE: CAMBRIDGE777, LLC						
1371/0132	7/23/2018	QC	U	I	11	100
GRANTOR: SUNPLEX GAINESVILLE H						
GRANTEE: JOYSTONE LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 S44 E15 CAN= S10 E34 N10 W34\$ E49 N44\$ PTR= N30 FUS= N14 W64 S14 E64\$ S30\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		CI	0.00	0.00	24,132.24	SF		1.00	1.00	1.00	3.50	3.50	84,463							