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

2027

34-3S-16-02465-105

BUILDING CHARACTERISTICS

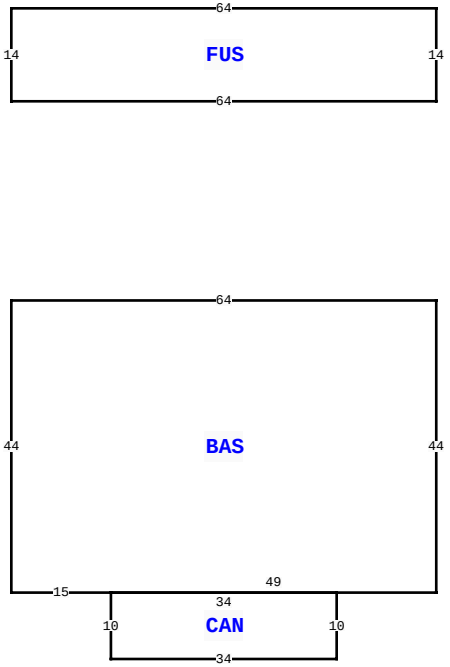
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	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
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

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	0	25.00	75.00

1 OFFICE LOW 0% - 2022 Heated Area: 3712 HX Base Yr



4255 SW CAMBRIDGE GLN, 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	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

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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	315,850

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 14,618

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	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							

REVIEW DATE 06/15/2023 BY JB Total Acres: 0.55 Total Land Value: 84,463 Market: 0 Agricultural: 0 Common: 84,463 PRINTED 11/16/2026 BY SYS