LOT 1 GATEWAY CROSSING S/D.

WD 1339-654,

ASPRI INVESTMENTS LLC
PROPERTY TAX DC17, P O BOX 52085
PHOENIX, AZ 85072-2085

2027

35-3S-16-02524-001

BUILDING CHARACTERISTICS

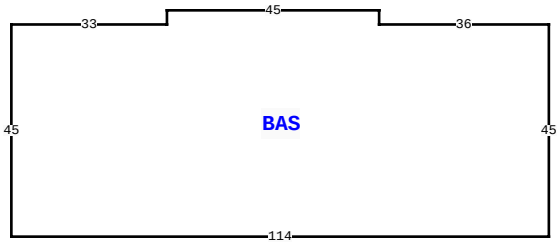
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.040	1.00/

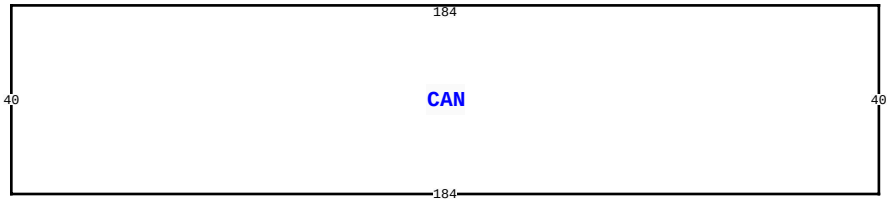
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,265	100		5,265	495,157
CAN	7,360	30		2,208	207,655
TOTALS	12,625			7,473	702,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	7,473	131.6400	100.05	747,674	2017	2017	0	0	0	6.00	94.00

1 NBHD CONVE 0% - 0 Heated Area: 5265 HX Base Yr





143 NW CENTURION CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	702,814
TOTAL MARKET OB/XF VALUE	103,200
TOTAL LAND VALUE - MARKET	1,422,399
TOTAL MARKET VALUE	2,228,413
SOH/AGL Deduction	0
ASSESSED VALUE	2,228,413
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,228,413
TOTAL JUST VALUE	2,228,413
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,228,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046286	Signs - New or Ex	5,000	07/18/2023
000046015	Signs - New or Ex	5,000	05/22/2023
000046696	Electrical Servic	150	03/09/2023
000046705	Electrical Servic	150	03/09/2023
000046606	Additions	344,500	02/28/2023
2017-83	COMMERCIAL	0	01/24/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0654	6/20/2017	WD	Q	I	01	2,487,200

GRANTOR: GWC DEVELOPMENT PARTN

GRANTEE: ASPRI INVESTMENTS L

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 N3 W45 S3 W33 S45 E114 PTR=S50 E35 CAN= W184 S40 E184 N40$ W35 N50$ N45$.

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	36,400.00	UT	1.60	1.60	100	2017	2017	3	100	58,240	
2	0166	CONC,PAVMT	0	0	0	0	11,300.00	UT	2.25	2.25	100	2017	2017	3	100	25,425	
3	0253	LIGHTING	0	0	0	0	10.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	15,000	
4	0164	CONC BIN	0	0	0	0	308.00	UT	11.00	11.00	100	2017	2017	3	100	3,388	
5	0169	FENCE/WOOD	0	0	0	0	74.00	UT	15.50	15.50	100	2017	2017	3	100	1,147	

LAND DESCRIPTION

TOTAL OB/XF 103,200

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	1410	C	CONV STORE	0			0.00	0.00	86,206.00	SF		1.00	1.00	1.10	15.00	16.50	1,422,399							

REVIEW DATE 03/19/2026 BY JB Total Acres: 1.98 Total Land Value: 1,422,399 Market: 0 Agricultural: 0 Common: 1,422,399 PRINTED 11/16/2026 BY SYS