LOT 9 GATEWAY CROSSING S/D.
WD 1319-2544, WD 1409-557, WD 15

AGH ENTERPRISES LLC
4561 MOUNT FORAKER AVE
SAN DIEGO, CA 92117

2027

35-3S-16-02524-009

BUILDING CHARACTERISTICS

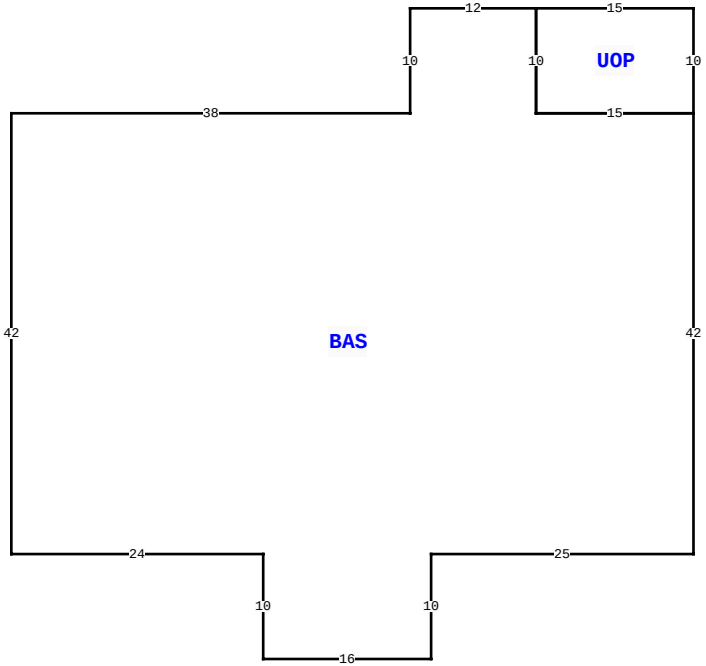
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		15 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	2100	RESTAURANT/CAFE
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	3,010	100		3,010	365,247
UOP	150	20		30	3,641
TOTALS	3,160			3,040	368,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	3,040	167.6433	129.09	392,434	1984	2017	0	0	0	6.00	94.00

1 RESTAURANT 0% - 2026 Heated Area: 3010 HX Base Yr



176 NW CENTURION CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	368,888
TOTAL MARKET OB/XF VALUE	59,328
TOTAL LAND VALUE - MARKET	995,790
TOTAL MARKET VALUE	1,424,006
SOH/AGL Deduction	0
ASSESSED VALUE	1,424,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,424,006
TOTAL JUST VALUE	1,424,006
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,424,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046699	Electrical Servic	150	03/09/2023
16-0883	COMMERCIAL	0	10/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2232	9/29/2025	WD	U	I	37	1,999,000
GRANTOR: J & C #1 LLC						
GRANTEE: AGH ENTERPRISES LLC						
1409/0557	3/31/2020	WD	U	I	37	1,750,000
GRANTOR: RREMC OF LAKE CITY LL						
GRANTEE: J & C #1 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N10 W12 S10 W38 S42 E24 S10 E16 N10 E25 N42 UOP= N10 W15 S10 E15$.

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	23,000.00	UT	1.60	1.60	100	2017	2017	3	100	36,800	
2	0166	CONC,PAVMT	0	0	0	0	950.00	UT	2.25	2.25	100	2017	2017	3	100	2,138	
3	0164	CONC BIN	0	0	0	0	192.00	UT	11.00	11.00	100	2017	2017	3	100	2,112	
4	0295	SPKLR SYS	0	0	0	0	2,730.00	UT	1.75	1.75	100	1984	1984	3	100	4,778	
5	0253	LIGHTING	0	0	0	0	9.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	13,500	

LAND DESCRIPTION

TOTAL OB/XF 59,328

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	2100	C	RESTAURANT	0			0.00	0.00	66,386.00	SF		1.00	1.00	1.00	15.00	15.00	995,790							

REVIEW DATE 03/19/2026 BY JB Total Acres: 1.52 Total Land Value: 995,790 Market: 0 Agricultural: 0 Common: 995,790 PRINTED 11/17/2026 BY SYS