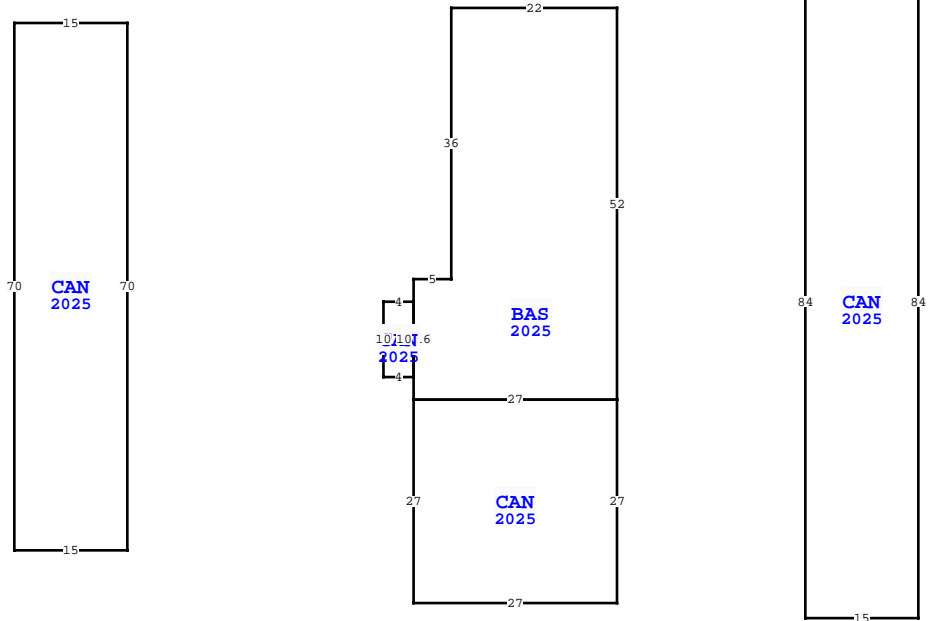




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	08	DECORATIVE	100
Interior Floo	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures	7	100	
Frame	02	WOOD FRAME	100
Story Height	19	100	
RMS	3	100	
Stories	1.	1. 100	
Units		N/A	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,224	100	2025
CAN	40	30	2025
CAN	729	30	2025
CAN	1,050	30	2025
CAN	1,260	30	2025
TOTALS	4,303		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
1	RES F/FOOD	0%	- 2025										Heated Area: 1224	
														HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			262,361
TOTAL MARKET OB/XF VALUE			60,892
TOTAL LAND VALUE - MARKET			790,614
TOTAL MARKET VALUE			1,113,867
SOH/AGL Deduction			0
ASSESSED VALUE			1,113,867
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,113,867
TOTAL JUST VALUE			1,113,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,113,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046150	New Commercial Co	733,500	12/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/701	2/26/2026	WD Q	Q	I	01	600,000

GRANTOR: NLA SDI LAKE CITY, LL
 GRANTEE: FLORIDA GATEWAY HOT
 1478/166 10/21/2022 WD Q V 01 500,000
 GRANTOR: GWC DEVELOPMENT PARTN
 GRANTEE: NLA SDI LAKE CITY,

EXTRA FEATURES		211 NW CENTURION CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 0 0 0
2	0260	PAVEMENT-A	0 0 0 0
3	0253	LIGHTING	0 0 0 0
4	0164	CONC BIN	0 0 9 19

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	0166	CONC, PAVMT	0 0 0 0			1,498.00	UT	3.00	3.00	100	2025	2024		100	4,494	
2	0260	PAVEMENT-A	0 0 0 0			22,502.00	UT	2.00	2.00	100	2025	2024		100	45,004	
3	0253	LIGHTING	0 0 0 0			6.00	UT	1,500.00	1,500.00	100	2025	2024		100	9,000	
4	0164	CONC BIN	0 0 9 19			171.00	UT	14.00	14.00	100	2025	2024		100	2,394	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=80,40] N52 W22 S36 W5 S16 E27 \$	
CAN=[YR=2025;ORIG=80,40] S27 W27 N27 E27 \$	
CAN=[YR=2025;ORIG=53,37] W4 N10 E4 S10 \$	
CAN=[YR=2025;ORIG=105,-15] E15 S84 W15 N84 \$	
CAN=[YR=2025;ORIG=0,-10] E15 S70 W15 N70 \$	

LAND DESCRIPTION		TOTAL OB/XF 60,892																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	52,707.60	SF		1.00	1.00	1.00	15.00	15.00	790,614							