



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											
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/08/2024</td> <td></td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/08/2024		
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			04/08/2024																						

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 1				Tax Dist:		
BUILDING MARKET VALUE				270,930		
TOTAL MARKET OB/XF VALUE				60,892		
TOTAL LAND VALUE - MARKET				790,614		
TOTAL MARKET VALUE				1,122,436		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,122,436		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,122,436		
TOTAL JUST VALUE				1,122,436		
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	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,						
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 \$						

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

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	1,498.00	UT	3.00	3.00	100	2025	2024		100	4,494	
2	0260	PAVEMENT-A	0	0	0	22,502.00	UT	2.00	2.00	100	2025	2024		100	45,004	
3	0253	LIGHTING	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	171.00	UT	14.00	14.00	100	2025	2024		100	2,394	
TOTAL OB/XF 60,892																

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							

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							