COMM INTERS OF W LINE OF SW1/4 & 90, E 566.69 FT, N 80 DEG E 175 FT TO S R/W OF SW GATEWAY BLVD,

NAVNISH CORPORATION
178 SW FL GATEWAY DR
LAKE CITY, FL 32024

2027

35-3S-16-02543-000

BUILDING CHARACTERISTICS

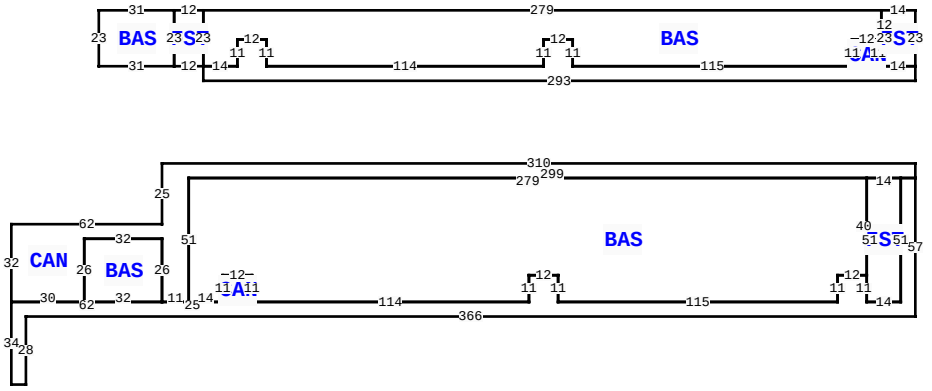
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		189 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		62 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	3900	HOTELS/MOTELS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	713	100		713	16,484
BAS	832	100		832	19,236
BAS	6,021	100		6,021	139,206
BAS	13,833	100		13,833	319,819
CAN	2,154	30		646	14,936
CAN	3,102	30		931	21,525
CAN	3,573	30		1,072	24,785
FST	276	60		166	3,838
FST	322	60		193	4,462
FST	714	60		428	9,895
TOTALS	31,540			24,835	574,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4600	07	24,835	97.9659	57.80	1,435,463	1966	1966	10	0	0	50.00	40.00

1 MOTEL 0% - 0 Heated Area: 21399 HX Base Yr



178 SW FLORIDA GATEWAY DR, 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	1.00	UT	14,000.00	14,000.00	70	0	0	3	70	9,800	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0270	POOL COMM	0	0	52	21	900.00	UT	85.00	85.00	100	1993	1993	3	40	30,600	
4	0253	LIGHTING	0	0	0	0	3.00	UT	500.00	500.00	100	1993	1993	3	100	1,500	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0166	CONC,PAVMT	0	0	0	0	68.00	UT	15.00	15.00	100	1993	1993	3	100	1,020	
7	0295	SPKLR SYS	0	0	0	0	12,872.00	UT	1.75	1.75	25	2014	2014	3	25	5,632	
8	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	574,185
TOTAL MARKET OB/XF VALUE	49,852
TOTAL LAND VALUE - MARKET	1,105,896
TOTAL MARKET VALUE	1,729,933
SOH/AGL Deduction	0
ASSESSED VALUE	1,729,933
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,729,933
TOTAL JUST VALUE	1,729,933
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,454,527

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-314	COMMERCIAL	0	06/13/2018
00000329	COMMERCIAL	142	11/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/1814	8/14/2026	WD	U	I	11	100

GRANTOR: NAVNISH CORPORATION

GRANTEE: NAVNISH CORPORATION

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W6 FST= S51 W14 N51 BAS= S40 W12 S11 W115 N11 W12S11 W114N11 W12 S11 W14 N51 E279$ E14$S51 W14 N11 W12 S11 W115 N11 W12 S11 W114 N11 W12 S11 W25 BAS= N26 W32 S26 E32$W62 S34 E6 N28 E366 N57$ CAN= N6 W310 S25 W62 S32 E30 N26 E32 S26 E11 N51 E299$ PTR=N40 CAN= N6 FST= N23 W14 S23E14$ W14 N11 W12 S11 W115 N11 W12 S11 W114 N11 W12 S11 W14 FST= W12BAS= W31 N23E31S23$ N23E12S23$BAS= N23E279S12W12 S11W115N11W12S11 W114N11W12S11 W14$S6E293$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 49,852

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	3900	C	MOTEL	0		CHI	0.00	0.00	100,536.00	SF		1.00	1.00	1.00	11.00	11.00	1,105,896							

REVIEW DATE 04/18/2024 BY TP Total Acres: 2.31 Total Land Value: 1,105,896 Market: 0 Agricultural: 0 Common: 1,105,896 PRINTED 11/17/2026 BY SYS