

COMM INTERS OF W LINE OF SW1/4  
& S R/W US-90, RUN E ALONG R/W  
741.69 FT, RUN S 50 FT FOR

NAVNIISH CORPORATION  
178 SW FL GATEWAY DRIVE  
LAKE CITY, FL 32024

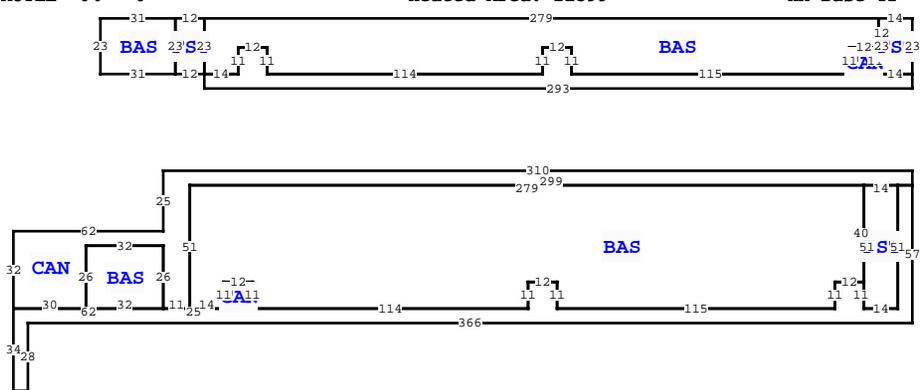
2026

35-3S-16-02543-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOTEL	0%	0									



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	779,510	
TOTAL MARKET OB/XF VALUE	64,052	
TOTAL LAND VALUE - MARKET	1,500,302	
TOTAL MARKET VALUE	2,343,864	
SOH/AGL Deduction	0	
ASSESSED VALUE	2,343,864	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	2,343,864	
TOTAL JUST VALUE	2,343,864	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	2,314,538	

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	713	100		713	16,764
BAS	832	100		832	19,562
BAS	6,021	100		6,021	141,566
BAS	13,833	100		13,833	325,242
CAN	2,154	30		646	15,189
CAN	3,102	30		931	21,890
CAN	3,573	30		1,072	25,205
FST	276	60		166	3,903
FST	322	60		193	4,538
FST	714	60		428	10,063
TOTALS	31,540			24,835	583,920

178 SW FLORIDA GATEWAY DR, LAKE CITY

BLD DATE	LGL DATE	04/09/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

**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\$ .

EXTRA FEATURES																	
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	20,000.00	20,000.00	70	0	0	3	70	14,000	
2	0120	CLFENCE	4	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	4.00	UT	500.00	500.00	100	1993	1993	3	100	2,000	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	8,000	
7	0166	CONC,PAVMT	0	0	0	0	68.00	UT	15.00	15.00	100	1993	1993	3	100	1,020	
8	0295	SPKLR SYS	0	0	0	0	12,872.00	UT	1.75	1.75	25	2014	2014	3	25	5,632	
9	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
10	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	88,513.00	SF		1.00	1.00	1.00	10.00	10.00	885,130							
2	9630	C	SWAMP	0		00	0.00	0.00	88,512.00	SF		1.00	1.00	0.40	0.50	0.20	17,702							
3	1100	C	STORE 1FLR	0		CHI	0.00	0.00	44,257.00	SF		1.00	1.00	0.90	15.00	13.50	597,470							

