

COMM INTERS OF W LINE OF SW1/4 &
RUN E ALONG R/W 566.69 FT, N 80
9 DEG E 50 FT TO S R/W OF SW GAT

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

2027

35-3S-16-02543-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	14	100
Frame	03	MASONRY 100
Story Height	10	100
RMS	3	100
Stories	2.	2. 100
Units	0	100
Condition Adj	02	02 100

Quality 03 03

DOR CODE 1100 STORES/1 STORY

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	2,204	100		2,204	39,504
BAS	2,640	100		2,640	47,319
CAN	652	30		196	3,513
FST	1,560	50		780	13,981
SFB	3,920	80		3,136	56,210
UST	2,548	40		1,019	18,264

TOTALS 13,524 9,975 178,792

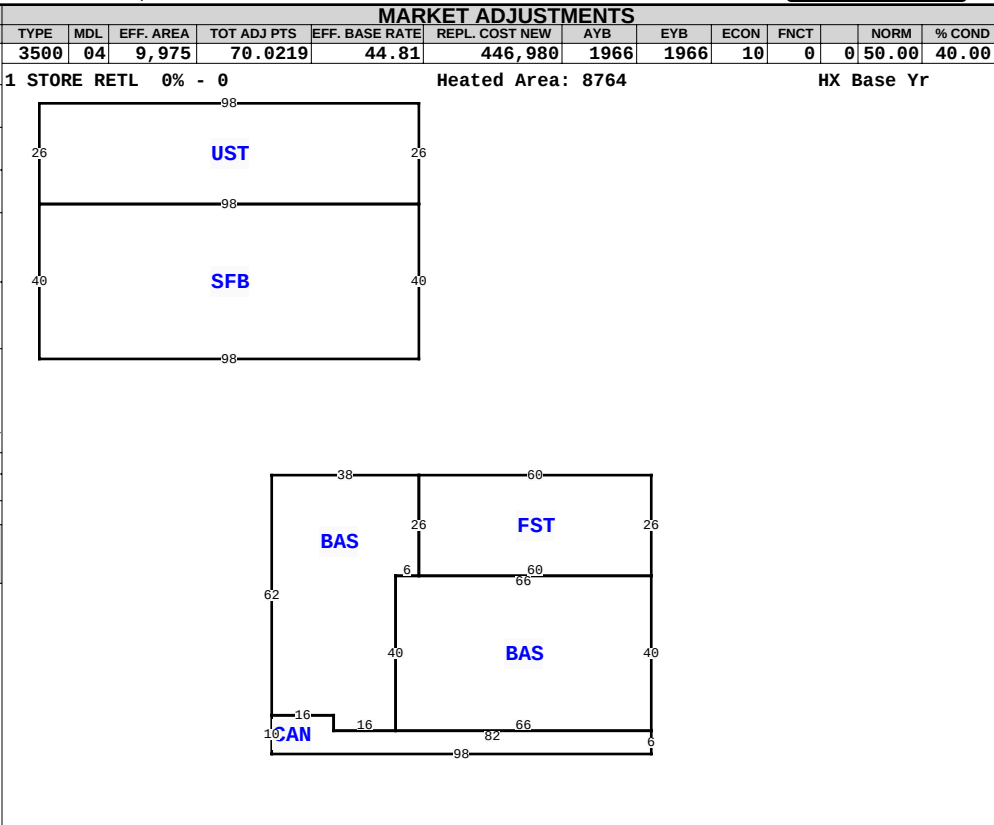
EXTRA FEATURES

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	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	8,000	
2	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	0253	LIGHTING	0	0	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	4,900	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9630	C	SWAMP	0		00	0.00	0.00	88,470.00	SF		1.00	1.00	0.40	0.75	0.30	26,541							
2	1100	C	STORE 1FLR	0		CHI	0.00	0.00	32,191.00	SF		1.00	1.00	0.90	16.00	14.40	463,550							

REVIEW DATE BY



122 SW FLORIDA GATEWAY DR, LAKE CITY

TOTAL OB/XF 14,900																
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
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3	0253	LIGHTING	0	0	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2027	2026		100	4,900

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2	1100	C	STORE 1FLR	0		CHI	0.00	0.00	32,191.00	SF		1.00	1.00	0.90	16.00	14.40	463,550							

REVIEW DATE BY

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 1																
VALUATION SUMMARY																
VALUATION BY										STANDARD						
Tax Group: 1										Tax Dist:						
BUILDING MARKET VALUE										178,792						
TOTAL MARKET OB/XF VALUE										14,900						
TOTAL LAND VALUE - MARKET										490,091						
TOTAL MARKET VALUE										683,783						
SOH/AGL Deduction										0						
ASSESSED VALUE										683,783						
TOTAL EXEMPTION VALUE										0						
BASE TAXABLE VALUE										683,783						
TOTAL JUST VALUE										683,783						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										2,454,527						

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/1812	8/14/2026	WD	U	I	11	100

GRANTOR: NAVNISH CORPORATION

GRANTEE: NAVNISH CORPORATION

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S62 CAN= S10 E98 N6 W82 N4 W16\$ E16 S4 E16 BAS= E66 N40 W66 S40\$ N40 E6 FST= E60 N26 W60 S26\$ N26 PTR=N30 SFB= N40 UST= N26 W98 S26 E98\$ W98 S40 E98\$ S30\$.