COMM INTERS E LINE BROOKSIDE
S/D WITH N R/W US-90, RUN E'LY
ALONG R/W 886.24 FT FOR POB,

BAIAMONTE JOHN BAPTIST TRUSTEE
215 NW FIARWAY HILLS GLN #11
LAKE CITY, FL 32055

2027

35-3S-16-02585-009

BUILDING CHARACTERISTICS

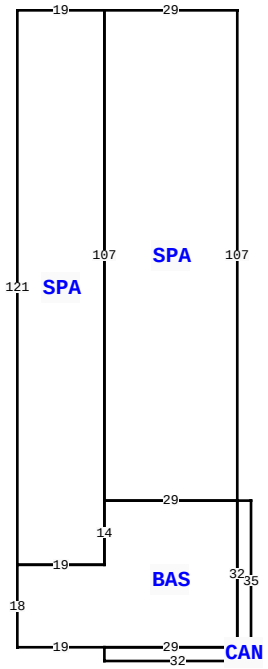
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,270	100		1,270	52,184
CAN	192	30		58	2,383
SPA	2,299	85		1,954	80,289
SPA	3,103	85		2,638	108,394
TOTALS	6,864			5,920	243,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	5,920	121.5350	59.55	352,536	2001	2001	0	0	0	31.00	69.00

1 VEH SALE/R 0% - 0 Heated Area: 5862 HX Base Yr



2829 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	16,006.00	UT	1.10	1.10	100	2001	2001	3	100	17,607	
2	0166	CONC,PAVMT	0	0	0	0	568.00	UT	2.00	2.00	100	2001	2001	3	100	1,136	
3	0164	CONC BIN	0	0	12	23	276.00	UT	7.50	7.50	100	2001	2001	3	100	2,070	
4	0260	PAVEMENT-A	0	0	0	0	4,625.00	UT	1.10	1.10	100	2001	2001	3	100	5,088	
5	0166	CONC,PAVMT	0	0	0	0	481.00	UT	2.00	2.00	100	2001	2001	3	100	962	
6	0164	CONC BIN	0	0	10	11	110.00	UT	12.00	12.00	100	2008	2008	3	100	1,320	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	412,773
TOTAL MARKET OB/XF VALUE	28,583
TOTAL LAND VALUE - MARKET	612,000
TOTAL MARKET VALUE	1,053,356
SOH/AGL Deduction	0
ASSESSED VALUE	1,053,356
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,053,356
TOTAL JUST VALUE	1,053,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,053,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2077	COMMERCIAL	746	04/27/2001
2068	COMMERCIAL	1,446	04/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/1827	7/30/2004	QC	Q	I	01	0
GRANTOR: BAY MOUNTAIN LLC						
GRANTEE: JOHN BAPTIST BAIAMO						
1008/1396	2/25/2004	WD	U	I	09	1,555,700
GRANTOR: 2001 LAKE CITY ASSOC						
GRANTEE: BAY MOUNTAIM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

SPA= W29 SPA= W19 S121 BAS= S18 E19 CAN= S3 E32 N35 W3 S32 W29$ E29 N32 W29 S14 W19$ E19 N14 N107$ S107 E29 N107$.

LAND DESCRIPTION

TOTAL OB/XF 28,583

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	2500	C	SRVC SHOPS	0		CG	0.00	0.00	38,250.00	SF		1.00	1.00	1.00	16.00	16.00	612,000							

REVIEW DATE 03/09/2026 BY JB Total Acres: 0.88 Total Land Value: 612,000 Market: 0 Agricultural: 0 Common: 612,000 PRINTED 11/17/2026 BY SYS

COMM INTERS E LINE BROOKSIDE
S/D WITH N R/W US-90, RUN E'LY
ALONG R/W 886.24 FT FOR POB,

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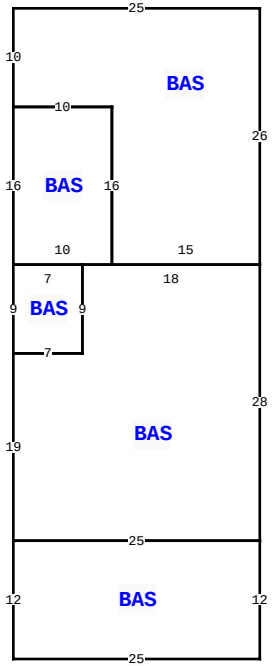
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	09	09
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	63	100		63	6,473
BAS	160	100		160	16,439
BAS	300	100		300	30,822
BAS	490	100		490	50,343
BAS	637	100		637	65,446
TOTALS	1,650			1,650	169,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	1,650	161.8470	148.90	245,685	2001	2001	0	0	0	31.00	69.00

2 RES F/FOOD 0% - 0 Heated Area: 1650 HX Base Yr



2829 W US HIGHWAY 90 , LAKE CITY

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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

COLUMBIA COUNTY PROPERTY

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TOTAL JUST VALUE	1,053,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,053,356

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GRANTOR: 2001 LAKE CITY ASSOC						
GRANTEE: BAY MOUNTAIM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S10 BAS= S16 E10 N16 W10$ E10 S16 E15 BAS= W18 BAS= W7 S9 E7 N9$ S9 W7 S19 BAS= S12 E25 N12 W25$ E25 N28$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/09/2026 BY JB Total Acres: 0.88 Total Land Value: 612,000 Market: 0 Agricultural: 0 Common: 612,000 PRINTED 11/17/2026 BY SYS