1 AC IN SEC 35-3S-17 AS PER
LEASE FROM CITY OF LAKE CITY
(SUWANNEE SWIFTY)

CITY OF LAKE CITY (LEASE PROP)
LAND O'SUN MANAGEMENT CORP, 3715 NORTHWEST 97TH BLVD STE
GAINESVILLE, FL 32606

2027

35-3S-17-07322-002

BUILDING CHARACTERISTICS

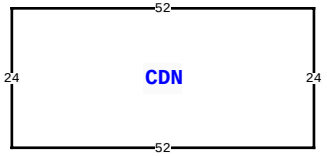
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

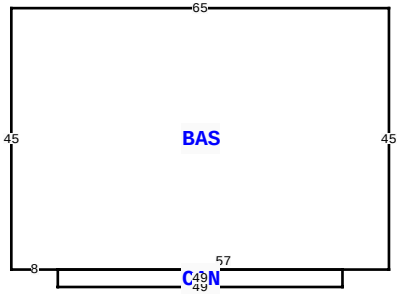
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,925	100		2,925	196,511
CAN	147	30		44	2,956
CDN	1,248	35		437	29,359
TOTALS	4,320			3,406	228,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	3,406	102.7936	78.12	266,077	2010	2010	0	0	0	14.00	86.00

2 NBHD CONVE 0% - 0 Heated Area: 2925 HX Base Yr





923 SE STATE ROAD 100 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	228,826
TOTAL MARKET OB/XF VALUE	20,770
TOTAL LAND VALUE - MARKET	109,218
TOTAL MARKET VALUE	358,814
SOH/AGL Deduction	0
ASSESSED VALUE	358,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	358,814
TOTAL JUST VALUE	358,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1825	COMMERCIAL	1,245	08/17/2010
025888	REMODEL	190	06/05/2007
025526	REMODEL	700	02/14/2007
025525	REMODEL	60	02/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S45 E8 CAN= S3 E49 N3 W49$ E57 N45$ PTR= N40 CDN= N24 W52 S24 E52$ S40$.

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	51	360	18,360.00	UT	1.60	1.60	60	2010	2010	3	60	17,626	
2	0166	CONC,PAVMT	0	0	6	86	516.00	UT	2.00	2.00	100	2010	2010	3	100	1,032	
3	0164	CONC BIN	0	0	12	16	192.00	UT	11.00	11.00	100	2010	2010	3	100	2,112	

LAND DESCRIPTION

TOTAL OB/XF 20,770

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	1410	C	CONV STORE	0		00	0.00	0.00	43,687.00	SF		1.00	1.00	1.25	2.00	2.50	109,218							

REVIEW DATE 02/23/2017 BY BC Total Acres: 1.00 Total Land Value: 109,218 Market: 0 Agricultural: 0 Common: 109,218 PRINTED 11/16/2026 BY SYS