

COMM SW COR, RUN E 280.17 FT, N
 FT, E 32.01 FT TO E R/W BASCOM N
 POB, N'LY ALONG R/W 127.44 FT, S

CORNERSTONE PARTNERS LIMITED
 426 SW COMMERCE DR STE 130
 LAKE CITY, FL 32025

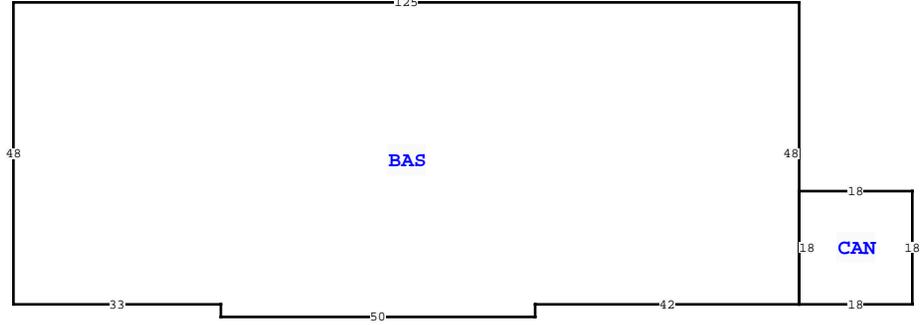
2026

36-3S-16-02615-001



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|-------------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 90 |
| Exterior Wall | 19 | COMMON BRK | 10 |
| Roof Structure | 09 | RIDGE FRME | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 50 |
| Interior Floor | 15 | HARDTILE | 50 |
| Ceiling | 01 | FIN.SUSPD | 100 |
| Air Condition | 06 | ENG CENTRL | 100 |
| Heating Type | 09 | ENG F AIR | 100 |
| Fixtures | | 13 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Story Height | | 18 | 100 |
| RMS | | 0 | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 3 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 1600 COMMUNITY SHOPPING | | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 36316.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 6,100 | 100 | |
| CAN | 324 | 30 | |
| TOTALS | 6,424 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | SHOP NBHD | 0% | - 0 | | | | | | | | | Heated Area: 6100 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 343,498 |
| TOTAL MARKET OB/XF VALUE | | | 22,708 |
| TOTAL LAND VALUE - MARKET | | | 191,138 |
| TOTAL MARKET VALUE | | | 557,344 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 557,344 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 557,344 |
| TOTAL JUST VALUE | | | 557,344 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 551,186 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 15-0538 | REMODEL | 0 | 07/10/2016 |
| 2290 | COMMERCIAL | 812 | 01/30/2002 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1307/1021 | 1/05/2016 | WD | U | V | 30 | 2,835,000 |
| GRANTOR: WESTFIELD INVESTMENT | | | | | | |
| GRANTEE: CORNERSTONE PARTNER | | | | | | |
| 0951/0339 | 4/15/2002 | WD | Q | V | 03 | 17,000 |
| GRANTOR: ROUNTREE TRUST ETAL | | | | | | |
| GRANTEE: WESTFIELD GROUP LTD | | | | | | |

| EXTRA FEATURES | | 183 SW BASCOM NORRIS DR, LAKE CITY | | | | | | | | | | | | | | | |
|----------------|------------|------------------------------------|-----|-----|---|---|-----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1,933.00 | UT | 2.00 | 2.00 | 100 | 2002 | 2002 | 3 | 100 | 3,866 | |
| 2 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 3.00 | UT | 1,000.00 | 1,000.00 | 100 | 2002 | 2002 | 3 | 100 | 3,000 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 19,202.00 | UT | 1.10 | 1.10 | 75 | 2002 | 2002 | 3 | 75 | 15,842 | |

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

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W125 S48 E33 S2 E50 N2 E42 CAN= E18 N18 W18 S18\$ N48\$. | |

| 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 | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 1610 | C | SH CTR NHD | 0 | | CI | 0.00 | 0.00 | 26,547.00 | SF | | 1.00 | 1.00 | 0.90 | 8.00 | 7.20 | 191,138 | | | | | | | |