

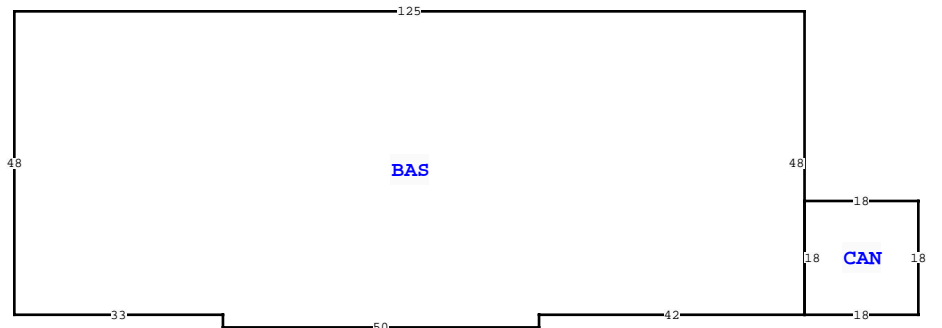
COMM SW COR, RUN E 280.17 FT, N  
 FT, E 32.01 FT TO E R/W BASCOM N  
 POB, N'LY ALONG R/W 127.44 FT, S

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	
													
BLD DATE												LGL DATE	05/11/2026
XF DATE												LAND DATE	MLU
INC DATE												AG DATE	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			333,246
TOTAL MARKET OB/XF VALUE			22,708
TOTAL LAND VALUE - MARKET			215,031
TOTAL MARKET VALUE			570,985
SOH/AGL Deduction			0
ASSESSED VALUE			570,985
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			570,985
TOTAL JUST VALUE			570,985
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	U	V	30	2,835,000
GRANTOR: WESTFIELD INVESTMENT						
GRANTEE: CORNERSTONE PARTNER						
0951/0339	4/15/2002	WD Q	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	
<b>TOTAL OB/XF</b> 22,708																	

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	9.00	8.10	215,031							