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

2027

36-3S-16-02615-001

BUILDING CHARACTERISTICS

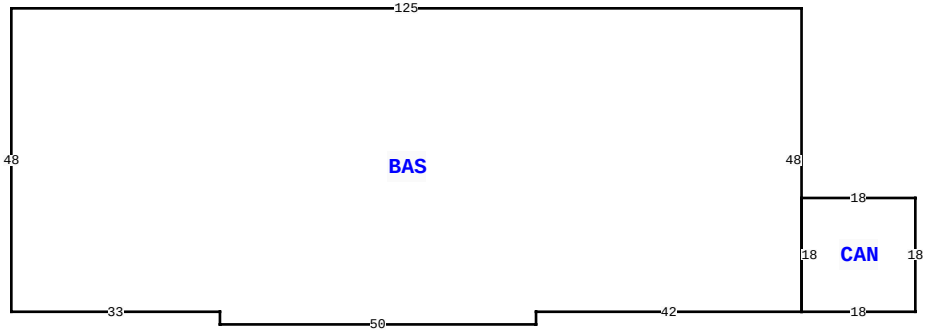
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,100	100		6,100	328,030
CAN	324	30		97	5,216
TOTALS	6,424			6,197	333,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	6,197	116.5217	75.74	469,361	2002	2002	0	0	0	29.00	71.00

1 SHOP NBHD 0% - 0 Heated Area: 6100 HX Base Yr



183 SW BASCOM NORRIS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	570,985

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W125 S48 E33 S2 E50 N2 E42 CAN= E18 N18 W18 S18$ N48$.

LAND DESCRIPTION

TOTAL OB/XF 22,708

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	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							

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.61 Total Land Value: 215,031 Market: 0 Agricultural: 0 Common: 215,031 PRINTED 11/16/2026 BY SYS