

W DIV:BEG INTERS S R/W ORANGE
ST & W R/W SIXTH ST, RUN W 123
FT, S 157.88 FT TO N R/W OF

FLORIDA CREDIT UNION INC
P O BOX 5549
GAINESVILLE, FL 32602

2026

00-00-00-12348-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	02	WOOD FRAME 100
Frame		
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality 06 06

DOR CODE 2300 FINANCIAL BLDG

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	575	100		575	44,720
BAS	912	100		912	70,930
BAS	1,325	100		1,325	103,050
CAN	126	30		38	2,955
CAN	128	30		38	2,955
CDN	144	35		50	3,889
CDN	1,056	35		370	28,777

TOTALS 4,266 3,308 257,275

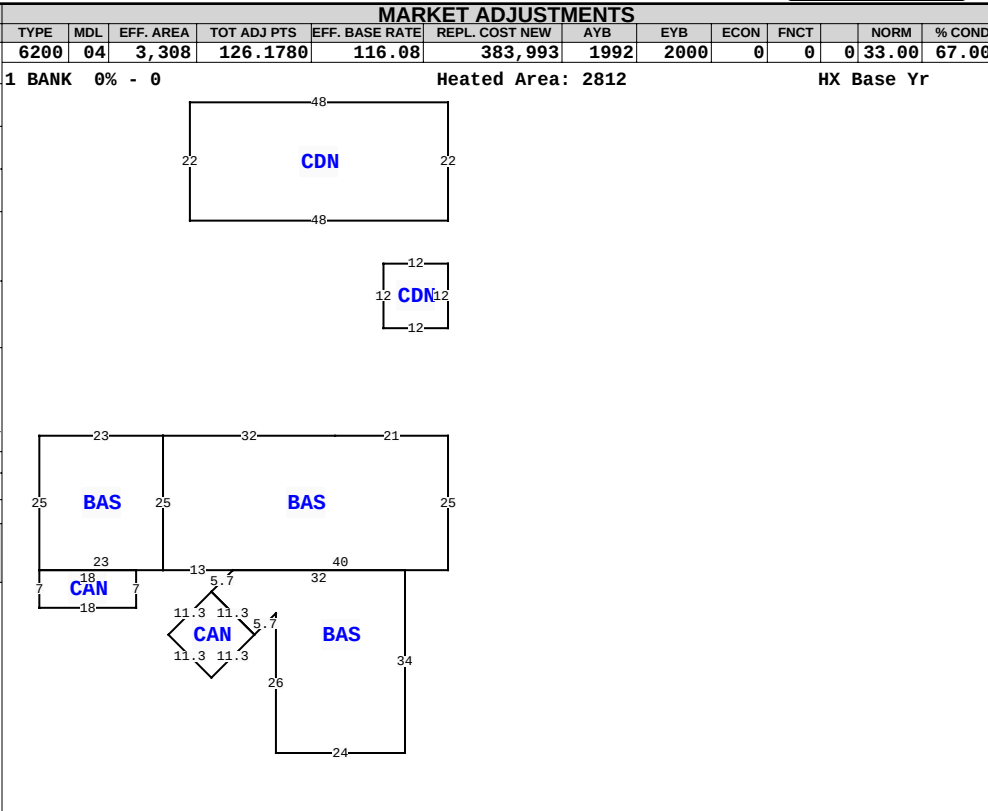
EXTRA FEATURES

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	0260	PAVEMENT-A	0	0	0	0	20,297.00	UT	1.10	1.10	100	2004	2004	3	100	22,327	
2	0166	CONC, PAVMT	0	0	0	0	1,350.00	UT	2.00	2.00	100	2004	2004	3	100	2,700	
3	0168	PNEUMATIC	0	0	0	0	4.00	UT	10,000.00	10,000.00	100	2004	2004	3	100	40,000	
4	0253	LIGHTING	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2004	2004	3	100	5,000	

LAND DESCRIPTION

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	2300	C	FINANCIAL	0		*CG	0.00	0.00	50,081.00	SF		1.00	1.00	1.00	6.00	6.00	300,486							

REVIEW DATE 07/15/2021 BY ME



633 W DUVAL ST, LAKE CITY

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

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	0260	PAVEMENT-A	0	0	0	0	20,297.00	UT	1.10	1.10	100	2004	2004	3	100	22,327	
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3	0168	PNEUMATIC	0	0	0	0	4.00	UT	10,000.00	10,000.00	100	2004	2004	3	100	40,000	
4	0253	LIGHTING	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2004	2004	3	100	5,000	

TOTAL OB/XF 70,027

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	2300	C	FINANCIAL	0		*CG	0.00	0.00	50,081.00	SF		1.00	1.00	1.00	6.00	6.00	300,486							

Total Acres: 1.15 Total Land Value: 300,486 Market: 0 Agricultural: 0 Common: 300,486

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		Tax Group: 1 Tax Dist:
BUILDING MARKET VALUE		257,275
TOTAL MARKET OB/XF VALUE		70,027
TOTAL LAND VALUE - MARKET		300,486
TOTAL MARKET VALUE		627,788
SOH/AGL Deduction		0
ASSESSED VALUE		627,788
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		627,788
TOTAL JUST VALUE		627,788
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7155	MAINT/ALTR	80,466	12/08/2020
4044	REMODEL	350	11/29/2006
2915	COMMERCIAL	2,330	04/14/2004

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0774/0031	4/28/1993	WD	U	I	34	30,000

GRANTOR: MARVIN L WHEELER

GRANTEE: FLORIDA CREDIT UNIO

0754/1452 12/18/1991 WD Q V 02 0

GRANTOR: CITY OF LAKE CITY

GRANTEE: FLORIDA CREDIT UNIO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 W32 BAS= W23 S25 S25 CAN= S7 E18 N7 W18 \$ E23 N25\$ S25 E13 BAS= D4 L4 CAN= L8 D8 D8 R8 R8 U8 U8 L8 \$ R8 D8 U4 R4 S26 E24 N34 W32 \$ E40 N25\$ PTR= N20 CDN= N12 W12 S12 E12\$ S20\$ PTR= N40 CDN= N22 W48 S22 E48\$ S40\$.