

E DIV: BEG INTERS W LINE OF BLOC  
ST. RUN N 387.86 FT, E 60 FT, S  
S 209.82 FT, SW 9.77 FT, S 153.1

THE FOUNDATION FOR FLORIDA GATEWAY COLLEGE  
149 SE COLLEGE PLACE  
LAKE CITY, FL 32025

2026

00-00-00-13194-000



| BUILDING CHARACTERISTICS |                     |                |
|--------------------------|---------------------|----------------|
| ELEMENT                  | CD                  | CONSTRUCTION   |
| Exterior Wall            | 19                  | COMMON BRK 100 |
| Roof Structur            | 03                  | GABLE/HIP 100  |
| Roof Cover               | 14                  | PREFIN MT 100  |
| Interior Wall            | 05                  | DRYWALL 100    |
| Interior Floo            | 12                  | HARDWOOD 80    |
| Interior Floo            | 14                  | CARPET 20      |
| Air Condition            | 03                  | CENTRAL 100    |
| Heating Type             |                     | N/A 100        |
| Bedrooms                 |                     | 3 100          |
| Bathrooms                |                     | 2 100          |
| Frame                    | 01                  | NONE 100       |
| Stories                  | 2.                  | 2. 100         |
| Architectual             | 05                  | CONV 100       |
| Units                    |                     | 0 100          |
| Condition Adj            | 03                  | 03 100         |
| Kitchen Adjus            | 01                  | 01 100         |
| Quality                  | 07                  | 07             |
| DOR CODE                 | 1700OFFICE BLD 1STY |                |
| MAP NUM                  |                     | MKT AREA 06    |

| NEIGHBORHOOD/LOC |                  | 860317.00   |      | 1.00/        |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,055            | 100         |      | 1,055        | 99,612               |
| FEP              | 210              | 80          |      | 168          | 15,863               |
| FGR              | 450              | 55          |      | 248          | 23,416               |
| FUS              | 1,402            | 100         |      | 1,402        | 132,376              |
| UOP              | 120              | 20          |      | 24           | 2,266                |
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| EXTRA FEATURES |            |             |     |     |   |   |          |    |       |
|----------------|------------|-------------|-----|-----|---|---|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS    | UT | Adj R |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 0 | 0 | 1.00     | UT | 0.00  |
| 2              | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00     | UT | 0.00  |
| 3              | 0260       | PAVEMENT-A  | 0   | 0   | 0 | 0 | 5,800.00 | UT | 1.85  |
| 4              | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00     | UT | 0.00  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH | TOT LND UTS |
| 1                | 1700     | C   | 1STORY OFF           | 0   |     | *RSF-    | 3 0.00 | 0.00  | 17,538.00   |
| 2                | 1000     | C   | VACANT COMME         | 0   |     | *CG      | 0.00   | 0.00  | 11,212.00   |

REVIEW DATE 10/21/2016 BY DF

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |         |        |  |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0100                                             | 01  | 2,897     | 129.6950    | 145.26         | 420,818        | 1937 | 1985 | 0    | 0    | 0 35.00 | 65.00  |  |
| 1 SINGLE FAM 0% - 0 Heated Area: 2457 HX Base Yr |     |           |             |                |                |      |      |      |      |         |        |  |
|                                                  |     |           |             |                |                |      |      |      |      |         |        |  |
|                                                  |     |           |             |                |                |      |      |      |      |         |        |  |

|                           |    |       |                |           |         |             |   |        |                 |           |  |
|---------------------------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|
| 443 E DUVAL ST, LAKE CITY |    |       |                | XF DATE   |         |             |   |        |                 | LAND DATE |  |
|                           |    |       |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |
| UNITS                     | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |
| 1.00                      | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 1,000           |           |  |
| 1.00                      | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 500             |           |  |
| 5,800.00                  | UT | 1.85  | 1.85           | 100       | 2008    | 2008        | 3 | 100    | 10,730          |           |  |
| 1.00                      | UT | 0.00  | 0.00           | 100       | 2011    | 2011        | 3 | 100    | 200             |           |  |
|                           |    |       |                |           |         |             |   |        |                 |           |  |
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| TOTAL OB/XF |          |     |                      |     |     |          |        |       |             | 12,430    |     |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|-----|----------|--------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 |
| 1           | 1700     | C   | 1STORY OFF           | 0   |     | *RSF-    | 3 0.00 | 0.00  | 17,538.00   | SF        |     | 1.00     | 1.00   | 1.00    | 3.00       | 3.00           | 52,614     |
| 2           | 1000     | C   | VACANT COMME         | 0   |     | *CG      | 0.00   | 0.00  | 11,212.00   | SF        |     | 1.00     | 1.00   | 1.00    | 2.50       | 2.50           | 28,030     |

Total Acres: 0.66 Total Land Value: 80,644 Market: 0 Agricultural: 0 Common: 80,644

| COLUMBIA COUNTY PROPERTY     |  |            |  |              |        |   |        |   |           | PAGE 1 of 1   |  |           |         |  |  |  |  |  |  | 1 |  |  |
|------------------------------|--|------------|--|--------------|--------|---|--------|---|-----------|---------------|--|-----------|---------|--|--|--|--|--|--|---|--|--|
| VALUATION SUMMARY            |  |            |  |              |        |   |        |   |           |               |  |           |         |  |  |  |  |  |  |   |  |  |
| VALUATION BY                 |  |            |  |              |        |   |        |   |           |               |  | STANDARD  |         |  |  |  |  |  |  |   |  |  |
| Tax Group: 1                 |  |            |  |              |        |   |        |   |           |               |  | Tax Dist: |         |  |  |  |  |  |  |   |  |  |
| BUILDING MARKET VALUE        |  |            |  |              |        |   |        |   |           |               |  | 273,532   |         |  |  |  |  |  |  |   |  |  |
| TOTAL MARKET OB/XF VALUE     |  |            |  |              |        |   |        |   |           |               |  | 12,430    |         |  |  |  |  |  |  |   |  |  |
| TOTAL LAND VALUE - MARKET    |  |            |  |              |        |   |        |   |           |               |  | 80,644    |         |  |  |  |  |  |  |   |  |  |
| TOTAL MARKET VALUE           |  |            |  |              |        |   |        |   |           |               |  | 366,606   |         |  |  |  |  |  |  |   |  |  |
| SOH/AGL Deduction            |  |            |  |              |        |   |        |   |           |               |  | 0         |         |  |  |  |  |  |  |   |  |  |
| ASSESSED VALUE               |  |            |  |              |        |   |        |   |           |               |  | 366,606   |         |  |  |  |  |  |  |   |  |  |
| TOTAL EXEMPTION VALUE        |  |            |  |              |        |   |        |   |           |               |  | 08        | 366,606 |  |  |  |  |  |  |   |  |  |
| BASE TAXABLE VALUE           |  |            |  |              |        |   |        |   |           |               |  | 0         |         |  |  |  |  |  |  |   |  |  |
| TOTAL JUST VALUE             |  |            |  |              |        |   |        |   |           |               |  | 366,606   |         |  |  |  |  |  |  |   |  |  |
| NCON VALUE                   |  |            |  |              |        |   |        |   |           |               |  | 0         |         |  |  |  |  |  |  |   |  |  |
| INCOME VALUE                 |  |            |  |              |        |   |        |   |           |               |  |           |         |  |  |  |  |  |  |   |  |  |
| PREVIOUS YEAR MKT VALUE      |  |            |  |              |        |   |        |   |           |               |  | 366,606   |         |  |  |  |  |  |  |   |  |  |
|                              |  |            |  |              |        |   |        |   |           |               |  |           |         |  |  |  |  |  |  |   |  |  |
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| SALES DATA                   |  |            |  |              |        |   |        |   |           |               |  |           |         |  |  |  |  |  |  |   |  |  |
| OFF RECORD<br>Number         |  | DATE       |  | TYPE<br>INST | Q<br>U | / | V<br>I | / | RSN<br>CD | SALE<br>PRICE |  |           |         |  |  |  |  |  |  |   |  |  |
| 0936/2462                    |  | 10/05/2001 |  | WD           | Q      |   | I      |   |           | 165,000       |  |           |         |  |  |  |  |  |  |   |  |  |
| GRANTOR: CHARLES T OZAKI     |  |            |  |              |        |   |        |   |           |               |  |           |         |  |  |  |  |  |  |   |  |  |
| GRANTEE: LACKE CITY COMM COL |  |            |  |              |        |   |        |   |           |               |  |           |         |  |  |  |  |  |  |   |  |  |
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| BUILDING DIMENSIONS                                                                                                                                        |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS= W29 N5 W11 S5 FGR= W18 S25 E18 N25\$ S25 E40 N2 FEP= E10 N21 W10 S21\$ N23 PTR=N30 FUS= N25 W58 S25 E17 UOP= S3E24 N5 W24 S2\$ N2 E24 S2 E17 \$S30\$. |  |  |  |  |  |  |  |
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