S DIV: COMM NE COR BLOCK 315,
RUN S 94.50 FT FOR POB, CONT
S 455.88 FT, W 65.26 FT TO

FIRST FEDERAL SAVINGS BANK OF FLORIDA
P O BOX 2029
LAKE CITY, FL 32056

2026

00-00-00-14098-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

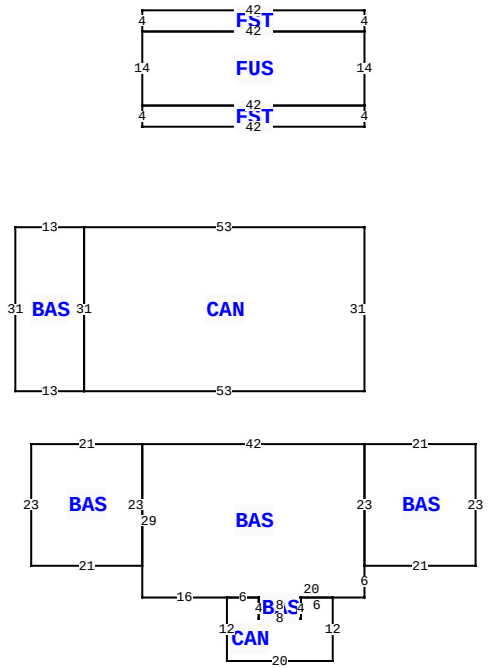
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		8 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	32	100		32	1,692
BAS	403	100		403	21,303
BAS	483	100		483	25,532
BAS	483	100		483	25,532
BAS	1,218	100		1,218	64,384
CAN	208	30		62	3,278
CAN	1,643	30		493	26,060
FST	168	50		84	4,440
FST	168	50		84	4,440
FUS	588	100		588	31,082
TOTALS	5,394			3,930	207,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6300	04	3,930	120.1392	105.72	415,480	1988	1988	0	0	0	50.00	50.00

1 BRNCH BANK 0% - 0 Heated Area: 3207 HX Base Yr



669 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	207,740
TOTAL MARKET OB/XF VALUE	57,851
TOTAL LAND VALUE - MARKET	164,655
TOTAL MARKET VALUE	430,246
SOH/AGL Deduction	0
ASSESSED VALUE	430,246
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,246
TOTAL JUST VALUE	430,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,246

PRCL:0:1: DOR 2008 IDS

SALE:3:1: BANK BOUGHT THIS PARCEL TO EXPAND THEIR

SALE:1:1: THIS WAS VAC AT TIME OF SALE-NEW CONST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2662	ADDN COMM	840	05/14/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0955/0434	6/06/2002	WD	Q	I	01	100

GRANTOR:EDWIN & PRISCILLA MCM

GRANTEE:FIRST FEDERAL SAVIN

0955/0432	6/06/2002	WD	Q	I	01	150,000

GRANTOR:EDWIN & PRISCILLA B W

GRANTEE:FIRST FEDERAL SAVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 BAS= W21 S23 E21 N23$ S29 E16 CAN= S12 E20 N12 W6 S4 W8 N4 W6$ E6 BAS= S4 E8 N4 W8$ E20 N6 BAS= E21 N23 W21 S23$ N23$ PTR=N60 FST= N4 FUS= N14 FST= N4 W42 S4 E42$ W42 S14 E42$ W42 S4 E42$ S60$ PTR= N10 CAN= N31 W53 BAS= W13 S31 E13 N31$ S31 E53$ S10$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	7,940	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0168	PNEUMATIC	0	0	0	0	4.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	40,000	
5	0166	CONC,PAVMT	0	0	3	25	75.00	UT	2.00	2.00	100	2002	2002	3	100	150	
6	0260	PAVEMENT-A	0	0	0	0	7,510.00	UT	1.10	1.10	100	2002	2002	3	100	8,261	

LAND DESCRIPTION

TOTAL OB/XF 57,851

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	2300	C	FINANCIAL	0		00	455.00	77.00	36,590.00	SF		1.00	1.00	1.00	4.50	4.50	164,655							

REVIEW DATE 12/01/2021 BY ME Total Acres: 0.84 Total Land Value: 164,655 Market: 0 Agricultural: 0 Common: 164,655 PRINTED 11/17/2025 BY SYS