BEG NW COR, RUN E 210 FT, S 243.21 FT, W 210 FT, N 243.13 FT TO POB. ORB 390-559, 818-

THE VINEYARD OF LAKE CITY, INC
C/O ALAN HAMMOCK, 10760 240TH ST
O'BRIAN, FL 32071

2026

01-5S-16-03398-000

BUILDING CHARACTERISTICS

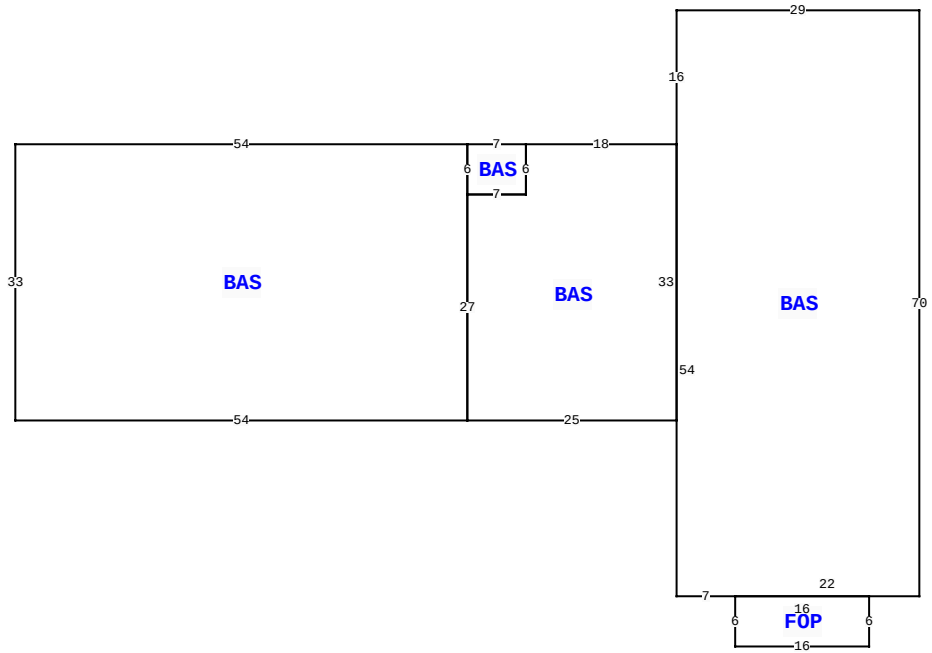
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	7100	CHURCHES-EX
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	42	100		42	2,472
BAS	783	100		783	46,072
BAS	1,782	100		1,782	104,854
BAS	2,030	100		2,030	119,447
FOP	96	30		29	1,706
TOTALS	4,733			4,666	274,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9100	04	4,666	83.9735	64.66	301,704	1978	2014	0	0	0	9.00	91.00

1 CHURCH 0% - 0 Heated Area: 4637 HX Base Yr



2480 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		325,450
TOTAL MARKET OB/XF VALUE		8,936
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		354,386
SOH/AGL Deduction		99,291
ASSESSED VALUE		255,095
TOTAL EXEMPTION VALUE	02	255,095
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		354,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31853	MAINT/ALTR	60	04/01/2014
25342	M H	498	12/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/0205	9/19/2014	WD	U	I	17	114,700
GRANTOR: FLORIDA BAPTIST CONVE						
GRANTEE: THE VINEYARD OF LAK						
1270/1642	3/04/2014	WD	U	I	17	100,000
GRANTOR: HOPEFUL BAPTIST CHURC						
GRANTEE: FLORIDA BAPTIST CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S16 BAS= W18 BAS= W7 S6 E7 N6$ S6 W7 BAS= N6 W54 S33 E54 N27$ S27 E25 N33$ S54 E7 FOP= S6 E16 N6 W16$ E22 N70$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0260	PAVEMENT-A	0	0	61	154	1.00	UT	0.00	0.00	100	0	0	3	100	1,976	
3	0294	SHED WOOD/	0	0	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0040	BARN,POLE	0	0	28	30	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,200	
5	0251	LEAN TO W/	0	0	12	30	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,260	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,936

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	7100	C	CHURCH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 09/05/2019 BY KR Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/18/2025 BY SYS

BEG NW COR, RUN E 210 FT, S
243.21 FT, W 210 FT, N 243.13
FT TO POB. ORB 390-559, 818-

THE VINEYARD OF LAKE CITY, INC
C/O ALAN HAMMOCK, 10760 240TH ST
O'BRIAN, FL 32071

2026

01-5S-16-03398-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

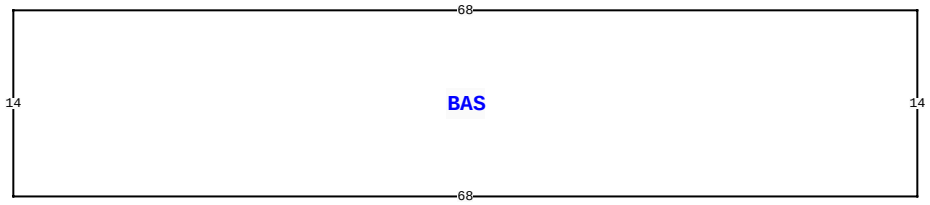
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	7100	CHURCHES-EX
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	50,899
TOTALS	952			952	50,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	952	103.4100	97.21	92,544	2007	2007	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 952 HX Base Yr



2480 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		325,450
TOTAL MARKET OB/XF VALUE		8,936
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		354,386
SOH/AGL Deduction		99,291
ASSESSED VALUE		255,095
TOTAL EXEMPTION VALUE	02	255,095
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		354,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1282/0205	9/19/2014	WD	U	I	17	114,700
GRANTOR: FLORIDA BAPTIST CONVE						
GRANTEE: THE VINEYARD OF LAK						
1270/1642	3/04/2014	WD	U	I	17	100,000
GRANTOR: HOPEFUL BAPTIST CHURC						
GRANTEE: FLORIDA BAPTIST CON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S14 E68 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/05/2019 BY KR Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/18/2025 BY SYS