COMM NE COR, RUN S 56.08 FT TO S
W ALONG R/W 60.01 FT FOR POB, S
684.15 FT, N 795 FT, E 492.05 FT

LAKE CITY CHRISTIAN ACADEMY INC
3035 SW PINEMOUNT RD
LAKE CITY, FL 32024

2025

07-4S-16-02792-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	73,312
TOTAL LAND VALUE - MARKET	108,900
TOTAL MARKET VALUE	77,378
SOH/AGL Deduction	0
ASSESSED VALUE	77,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,378
TOTAL JUST VALUE	182,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,952

SALE:1:1: 20.04 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35562	PUMP/UTPOL	50	07/17/2017
25947	M H	275	06/22/2007
25898	STORAGE	275	06/07/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1238/0741	7/12/2012	WD	U	I	30	71,300
GRANTOR: EAGLES NEST RANCH LLC						
GRANTEE: LAKE CITY CHRISTIAN						
0924/1351	3/26/2001	WD	Q	I	03	76,400
GRANTOR: LAKE CITY CHRISTIAN A						
GRANTEE: EAGLES NEST RANCH L						

BUILDING NOTES

BUILDING DIMENSIONS

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	0010	BARN,BLK	0	0	42	28	1,176.00	UT	17.00	17.00	100	0	0	3	100	19,992	
2	0020	BARN,FR	0	0	33	200	6,600.00	UT	6.00	6.00	100	0	0	3	100	39,600	
3	0294	SHED WOOD/	0	0	0	0	960.00	UT	14.00	14.00	50	0	0	3	50	6,720	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 73,312

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.52	AC		1.00	1.00	1.00	280.00	280.00	4,066							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.52	AC		1.00	1.00	1.00	7,500.00	7,500.00	108,900							

REVIEW DATE 02/13/2024 BY KS Total Acres: 14.52 Total Land Value: 4,066 Market: 108,900 Agricultural: 4,066 Common: 0 PRINTED 07/17/2025 BY SYS