COMM NE COR, W 105.70 FT TO E R/ ALONG R/W 1648.47 FT FOR POB, E FT, W 439.59 FT, NE ALONG R/W 80

LAKE CITY, COLUMBIA COUNTY CHAMBER OF COMMERCE, IN
875 SW SR 47
LAKE CITY, FL 32025

2026

07-4S-17-08122-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

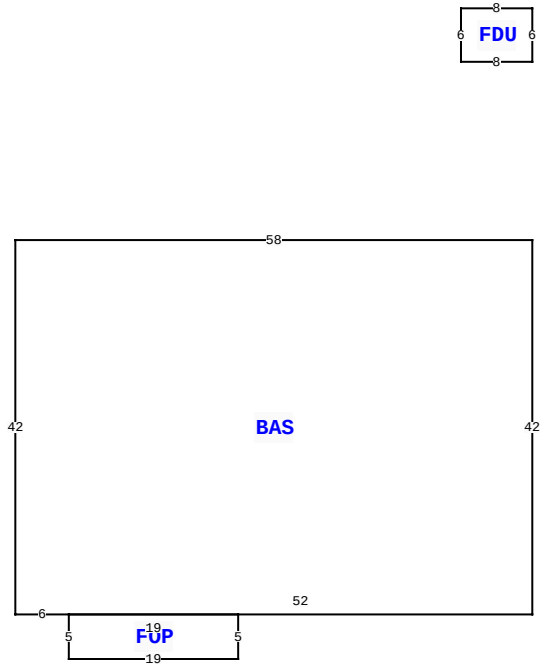
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100		2,436	181,758
FDU	48	60		29	2,164
FOP	95	30		28	2,089
TOTALS	2,579			2,493	186,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,493	117.2482	86.76	216,293	1997	2010	0	0	0	14.00	86.00

1 OFFICE LOW 0% - 2023 Heated Area: 2436 HX Base Yr



875 SW STATE ROAD 47 , 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		186,012
TOTAL MARKET OB/XF VALUE		20,585
TOTAL LAND VALUE - MARKET		79,375
TOTAL MARKET VALUE		285,972
SOH/AGL Deduction		0
ASSESSED VALUE		285,972
TOTAL EXEMPTION VALUE	39	285,972
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		285,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044580	Remodel	74,000	06/02/2022
1021	COMMERCIAL	1,045	07/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/2100	2/28/2022	QC	U	I	11	100
GRANTOR: BORGANELLI GREGORY N						
GRANTEE: LAKE CITY, COLUMBIA						
1460/2098	2/28/2022	WD	U	I	18	300,000
GRANTOR: BORGANELLI GREGORY N						
GRANTEE: LAKE CITY, COLUMBIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S42 E6 FOP= S5 E19 N5 W19$ E52 N42$ PTR= N20 FDU= N6 W8 S6 E8$ S20$.

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	0118	RET WALLS	0	0	200	3	600.00	UT	7.00	7.00	100	1997	1997	3	100	4,200	
2	0166	CONC,PAVMT	0	0	0	0	900.00	UT	2.00	2.00	100	1997	1997	3	100	1,800	
3	0260	PAVEMENT-A	0	0	0	0	16,205.00	UT	0.90	0.90	100	1997	1997	3	100	14,585	

LAND DESCRIPTION

TOTAL OB/XF 20,585

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	8900	C	MUNICIPAL	0		CG	0.00	0.00	31,750.00	SF		1.00	1.00	1.00	2.50	2.50	79,375							

REVIEW DATE 09/21/2022 BY HC Total Acres: 0.73 Total Land Value: 79,375 Market: 0 Agricultural: 0 Common: 79,375 PRINTED 11/06/2025 BY SYS