

COMM AT NE COR OF SEC. S 608.82
CONT S 600.35 FT, W 2270.59 FT T
SR-47, N ALONG E R/W 522.51 FT,

CLAY ELECTRIC COOPERATIVE INC
P O BOX 308
KEYSTONE HEIGHTS, FL 32656-0308

2026

18-4S-17-08451-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		23 100
Stories	1.	1. 100
Units		0 100

Quality	06 06
DOR CODE	5000 IMPROVED AG

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	18417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,466	100		7,466	577,398
CAN	77	30		23	1,778
CAN	182	30		55	4,253
CLP	762	40		305	23,588
SFB	2,184	80		1,747	135,108

TOTALS	10,671			9,596	742,126
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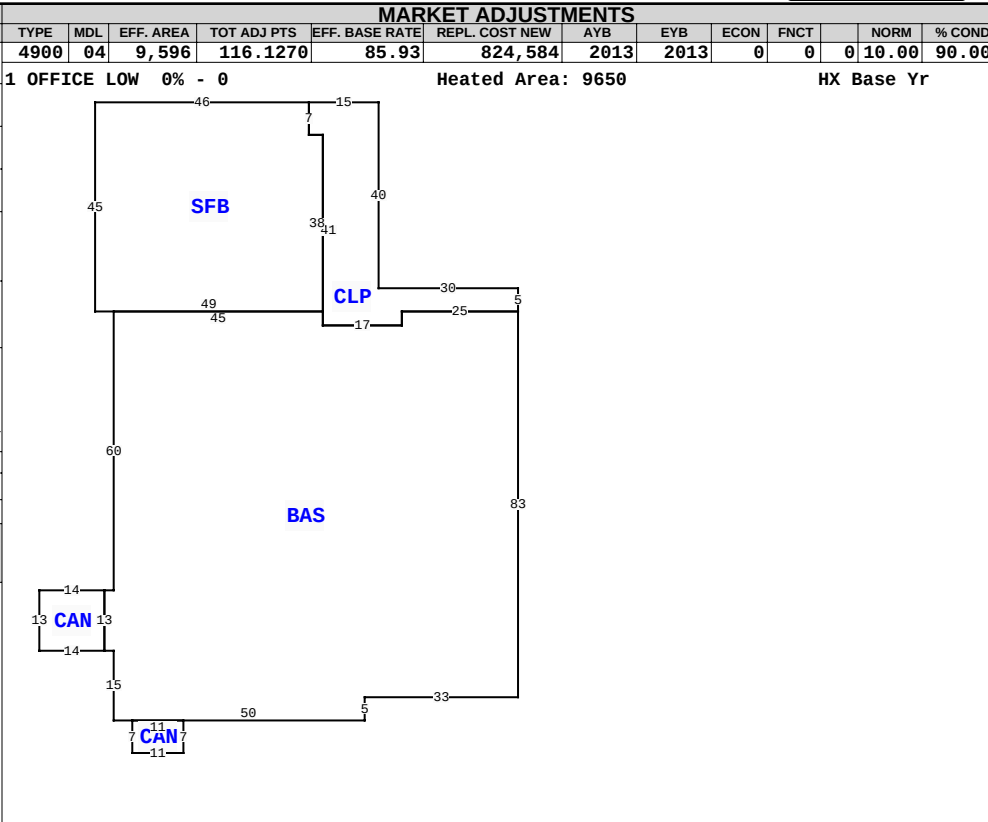
EXTRA FEATURES

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
1	0260	PAVEMENT-A	0	0	0	0	110,826.00	UT	1.60	1.60	100	2013	2013	3	100	177,322	
2	0119	MASONRY WA	0	0	10	205	2,050.00	UT	6.50	6.50	100	2013	2013	3	100	13,325	
3	0160	CLFENCE 10	0	0	0	0	1,110.00	UT	11.00	11.00	100	2013	2013	3	100	12,210	
4	0166	CONC, PAVMT	0	0	0	0	20,327.00	UT	2.00	2.00	100	2013	2013	3	100	40,654	
5	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2013	2013	3	100	6,000	
6	0253	LIGHTING	0	0	0	0	14.00	UT	800.00	800.00	100	2013	2013	3	100	11,200	
7	0295	SPKLR SYS	0	0	0	0	9,213.00	UT	1.75	1.75	100	2013	2013	3	100	16,123	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9100	C	UTILITY	0		CI	0.00	0.00	10.25	AC		1.00	1.00	1.00	20,000.00	20,000.00	205,000							
2	9601	C	RETENTION AR	0		CI	0.00	0.00	1.25	AC		1.00	1.00	1.00	175.00	175.00	219							
3	5500	A	TIMBER 2	0		CI	0.00	0.00	19.02	AC		1.00	1.00	1.00	445.00	445.00	8,464							
4	9910	M	MKT. VAL. AG	0		CI	0.00	0.00	19.02	AC		1.00	1.00	1.00	20,000.00	20,000.00	380,400							

REVIEW DATE	05/10/2017	BY	BC
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1797 SW STATE ROAD 47 , LAKE CITY

TOTAL OB/XF																	276,834
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
1	0260	PAVEMENT-A	0	0	0	0	110,826.00	UT	1.60	1.60	100	2013	2013	3	100	177,322	
2	0119	MASONRY WA	0	0	10	205	2,050.00	UT	6.50	6.50	100	2013	2013	3	100	13,325	
3	0160	CLFENCE 10	0	0	0	0	1,110.00	UT	11.00	11.00	100	2013	2013	3	100	12,210	
4	0166	CONC, PAVMT	0	0	0	0	20,327.00	UT	2.00	2.00	100	2013	2013	3	100	40,654	
5	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2013	2013	3	100	6,000	
6	0253	LIGHTING	0	0	0	0	14.00	UT	800.00	800.00	100	2013	2013	3	100	11,200	
7	0295	SPKLR SYS	0	0	0	0	9,213.00	UT	1.75	1.75	100	2013	2013	3	100	16,123	

TOTAL OB/XF													276,834		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L V				
CI	0.00	0.00	10.25	AC		1.00	1.00	1.00	20,000.00	20,000.00					
CI	0.00	0.00	1.25	AC		1.00	1.00	1.00	175.00	175.00					
CI	0.00	0.00	19.02	AC		1.00	1.00	1.00	445.00	445.00					
CI	0.00	0.00	19.02	AC		1.00	1.00	1.00	20,000.00	20,000.00					

REVIEW DATE	05/10/2017	BY	BC	Total Acres:	30.52	Total Land Value:	213,683	Market:	380,400	Agricultural:	8,464	Common:	205,219	PRINTED 11/17/2025 BY SYS
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COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 2	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	797,265		
TOTAL MARKET OB/XF VALUE	276,834		
TOTAL LAND VALUE - MARKET	585,619		
TOTAL MARKET VALUE	1,287,782		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,287,782		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,287,782		
TOTAL JUST VALUE	1,659,718		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,668,576		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38448	COMMERCIAL	313	08/06/2019
30199	COMMERCIAL	6,219	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/1797	12/16/2011	WD	U	V	20	720,000

GRANTOR: MICHAEL FRANK & TERRE
GRANTEE: CLAY ELECTRIC COOPE

BUILDING NOTES

BUILDING DIMENSIONS

CLP= N5 W30 N40 W15 S7 E3 S41 E17 N3 E25\$ BAS= W25 S3 W17 N3
SFB= N38 W3 N7 W46 S45 E49\$ W45 S60 W2 CAN= W14 S13 E14 N13\$
S13 E2 S15 E4 CAN= S7 E11 N7 W11\$ E50 N5 E33 N83\$.

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