COMM NE COR, S 1230.10 FT FOR PO
R/W SR-100, W 100 FT, N 50 FT, E

THE GREATER LAKE CITY COMMUNITY DEVELOPMENT CORPOR
363 NW BASCOM NORRIS DR
LAKE CITY, FL 32055

2026

30-3S-17-05834-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

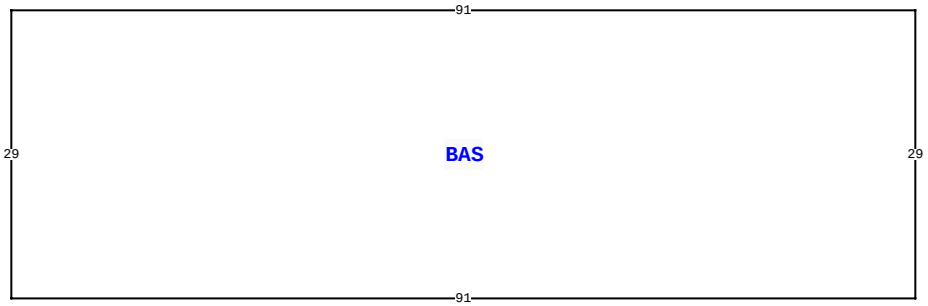
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,639	100		2,639	56,475
TOTALS	2,639			2,639	56,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	2,639	67.9311	42.80	112,949	1968	1968	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 2639 HX Base Yr



363 NW BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	56,474
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	6,250
TOTAL MARKET VALUE	63,524
SOH/AGL Deduction	0
ASSESSED VALUE	63,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,524
TOTAL JUST VALUE	63,524
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0859	REROOF WITH SHING		11/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/468	6/09/2025	WD	U	I	30	150,000
GRANTOR: MCKELLUM LESTER						
GRANTEE: THE GREATER LAKE CI						
1542/466	6/05/2025	QC	U	I	11	100
GRANTOR: BURKE MONIQUE M						
GRANTEE: MCKELLUM LESTER						

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	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W91 S29 E91 N29$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	1100	C	STORE 1FLR	0			0.00	0.00	5,000.00	SF		1.00	1.00	1.25	1.00	1.25	6,250							

REVIEW DATE 10/28/2025 BY TP Total Acres: 0.11 Total Land Value: 6,250 Market: 0 Agricultural: 0 Common: 6,250 PRINTED 11/07/2025 BY SYS