COMM AT THE SW COR OF LOT 14 PAR GARDEN CIRCLE S 40.02 FT T0 N R/ 50.03 FT, CONT W 797.12 FT, N 46

LAKE CITY VOA LIVING CENTER INC
200 2ND AVE S #436
ST PETERSBURG, FL 33701

2026

30-3S-17-05861-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

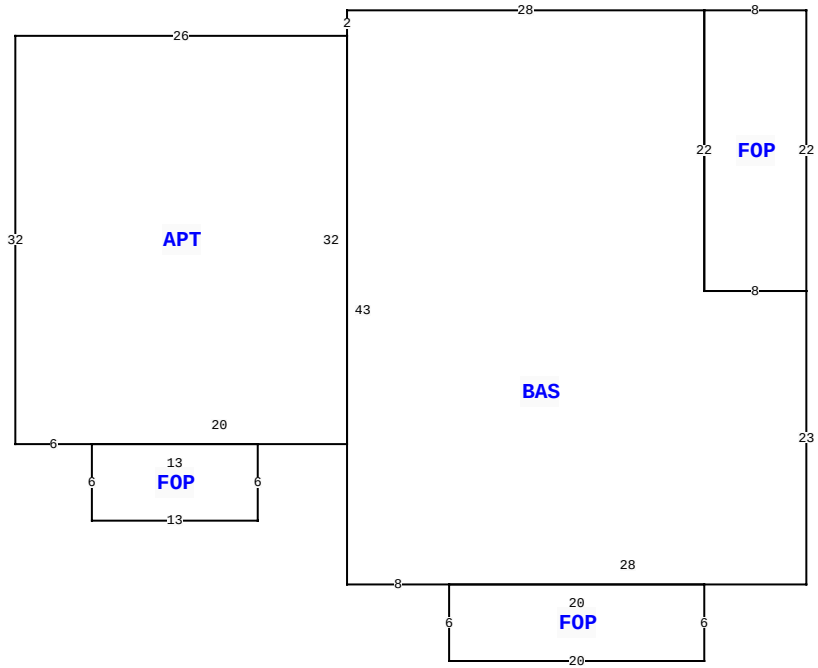
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	7500	NON-PROFIT / ORPHANA
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
APT	832	100		832	49,115
BAS	1,444	100		1,444	85,242
FOP	78	30		23	1,357
FOP	120	30		36	2,125
FOP	176	30		53	3,128
TOTALS	2,650			2,388	140,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	2,388	116.2980	62.80	149,966	2017	2017	0	0	0	6.00	94.00

1 REC FACIL 0% - 0 Heated Area: 2276 HX Base Yr



1070 NW LAKE JEFFERY RD, 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		1,000,265
TOTAL MARKET OB/XF VALUE		29,150
TOTAL LAND VALUE - MARKET		29,370
TOTAL MARKET VALUE		1,058,785
SOH/AGL Deduction		0
ASSESSED VALUE		1,058,785
TOTAL EXEMPTION VALUE	39	1,058,785
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,058,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,069,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0146	MULTIFAM	0	01/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1302/0842	10/02/2012	WD	U	V	11	100

GRANTOR: VOLUNTEERS OF AMERICA

GRANTEE: LAKE CITY VOA LIVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S2 APT= W26 S32 E6 FOP= S6 E13 N6 W13$ E20 N32$ S43 E8 FOP= S6 E20 N6 W20$ E28 N23 FOP= N22 W8 S22 E8$ W8 N22$.

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	1,500.00	UT	2.50	2.50	100	2017	2017	3	100	3,750	
2	0260	PAVEMENT-A	0	0	0	0	14,000.00	UT	1.60	1.60	100	2017	2017	3	100	22,400	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 29,150

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	0800	C	MULTI-FAM	0		A-1	0.00	0.00	2.67	AC		1.00	1.00	1.00	11,000.00	11,000.00	29,370							

REVIEW DATE 12/19/2017 BY CP Total Acres: 2.67 Total Land Value: 29,370 Market: 0 Agricultural: 0 Common: 29,370 PRINTED 11/18/2025 BY SYS

COMM AT THE SW COR OF LOT 14 PAR GARDEN CIRCLE S 40.02 FT T0 N R/ 50.03 FT, CONT W 797.12 FT, N 46

LAKE CITY VOA LIVING CENTER INC
200 2ND AVE S #436
ST PETERSBURG, FL 33701

2026

30-3S-17-05861-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Quality	07	07

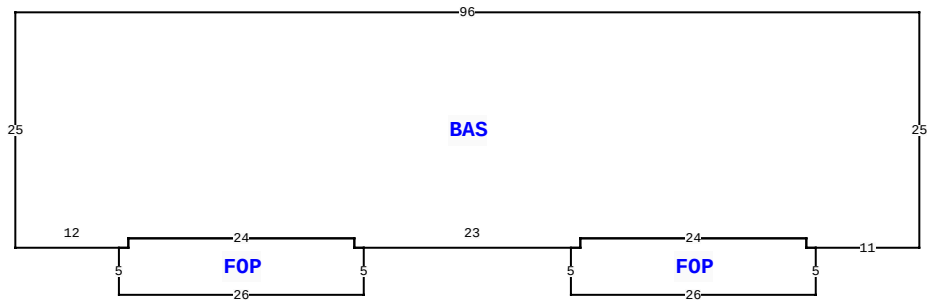
DOR CODE	7500	NON-PROFIT / ORPHANA	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100		2,352	250,660
FOP	154	30		46	4,903
FOP	154	30		46	4,903
TOTALS	2,660			2,444	260,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	2,444	136.2816	115.84	283,113	2017	2017	0	0	0	8.00	92.00

2 TRI/QUAD 0% - 0 Heated Area: 2352 HX Base Yr



1070 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		1,000,265
TOTAL MARKET OB/XF VALUE		29,150
TOTAL LAND VALUE - MARKET		29,370
TOTAL MARKET VALUE		1,058,785
SOH/AGL Deduction		0
ASSESSED VALUE		1,058,785
TOTAL EXEMPTION VALUE	39	1,058,785
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,058,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,069,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0842	10/02/2012	WD	U	V	11	100

GRANTOR: VOLUNTEERS OF AMERICA

GRANTEE: LAKE CITY VOA LIVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W96 S25 E12 N1 E24 S1 E1 FOP= S5 W26 N5 E1 N1 E24 S1 E1$ E23 N1 E24 S1 E1 FOP= S5 W26 N5 E1 N1 E24 S1 E1$ E11 N25$.

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 12/19/2017 BY CP Total Acres: 2.67 Total Land Value: 29,370 Market: 0 Agricultural: 0 Common: 29,370 PRINTED 11/18/2025 BY SYS

COMM AT THE SW COR OF LOT 14 PAR GARDEN CIRCLE S 40.02 FT T0 N R/ 50.03 FT, CONT W 797.12 FT, N 46

LAKE CITY VOA LIVING CENTER INC
200 2ND AVE S #436
ST PETERSBURG, FL 33701

2026

30-3S-17-05861-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

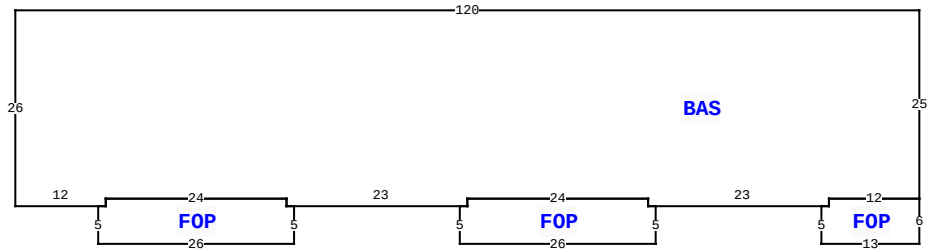
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		5 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	7500	NON-PROFIT / ORPHANA
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	3,060	100		3,060	326,112
FOP	77	30		23	2,451
FOP	154	30		46	4,903
FOP	154	30		46	4,903
TOTALS	3,445			3,175	338,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	3,175	136.2816	115.84	367,792	2017	2017	0	0	0	8.00	92.00

3 TRI/QUAD 0% - 0 Heated Area: 3060 HX Base Yr



1070 NW LAKE JEFFERY RD, 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		1,000,265
TOTAL MARKET OB/XF VALUE		29,150
TOTAL LAND VALUE - MARKET		29,370
TOTAL MARKET VALUE		1,058,785
SOH/AGL Deduction		0
ASSESSED VALUE		1,058,785
TOTAL EXEMPTION VALUE	39	1,058,785
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,058,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,069,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1302/0842	10/02/2012	WD	U	V	11	100

GRANTOR: VOLUNTEERS OF AMERICA

GRANTEE: LAKE CITY VOA LIVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W120 S26 E12 N1 E24 S1 E1 FOP= S5 W26 N5 E1 N1 E24 S1 E1$E23 N1 E24 S1 E1 FOP= S5 W26 N5 E1 N1 E24 S1 E1$ E23 N1 E12 FOP= S6 W13 N5 E1 N1 E12$ N25$.

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 12/19/2017 BY CP Total Acres: 2.67 Total Land Value: 29,370 Market: 0 Agricultural: 0 Common: 29,370 PRINTED 11/18/2025 BY SYS

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2026

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Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Quality	07	07

DOR CODE	7500	NON-PROFIT / ORPHANA	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00	1.00/	

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FOP	154	30		46	4,903
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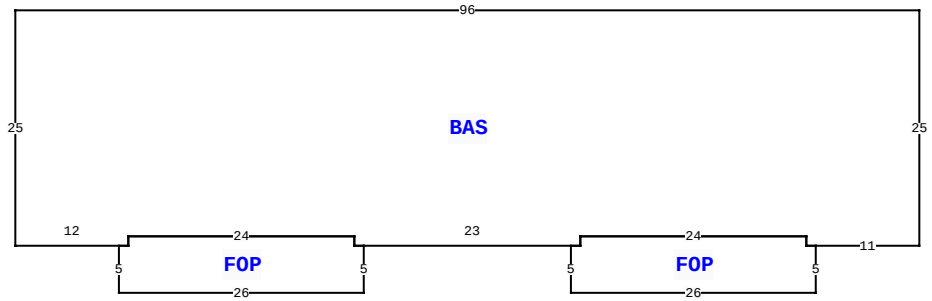
4 TRI/QUAD 0% - 0 Heated Area: 2352 HX Base Yr



1070 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		1,000,265
TOTAL MARKET OB/XF VALUE		29,150
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ASSESSED VALUE		1,058,785
TOTAL EXEMPTION VALUE	39	1,058,785
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,058,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,069,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0842	10/02/2012	WD	U	V	11	100

GRANTOR: VOLUNTEERS OF AMERICA

GRANTEE: LAKE CITY VOA LIVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W96 S25 E12 N1 E24 S1 E1 FOP= S5 W26 N5 E1 N1 E24 S1 E1$ E23 N1 E24 S1 E1 FOP= S5 W26 N5 E1 N1 E24 S1 E1$ E11 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/19/2017 BY CP Total Acres: 2.67 Total Land Value: 29,370 Market: 0 Agricultural: 0 Common: 29,370 PRINTED 11/18/2025 BY SYS