

COMM SW COR OF SE1/4, E 303.6 FT
R/W HILLSBORO ST FOR POB, CONT N
CR-250, E ALONG R/W 500 FT, S 38

TIITF/DEPT MILITARY AFFAIRS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

2026

30-3S-17-05864-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	10	TERRAZZO 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		18 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		28 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100

Quality	07	07
DOR CODE	8710	STATE TIITF
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
AOF	2,679	110		2,947	130,729
BAS	9,187	100		9,187	407,536
CAN	1,014	30		304	13,486
UST	648	40		259	11,489
TOTALS	13,528			12,697	563,239

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0030	BARN, MT	0	0	78	40	3,120.00	UT	20.00	20.00	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	
5	0010	BARN, BLK	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	8100	C	MILITARY	0		00	0.00	0.00	6.83	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
9300	04	12,697	96.4320	88.72	1,126,478	1950	1950	0	0	0	50.00
1 GOVT BLDG 0% - 0 Heated Area: 11866 HX Base Yr											
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.											

TOTAL OB/XF													
82,000													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 4			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		1,041,328	
TOTAL MARKET OB/XF VALUE		82,000	
TOTAL LAND VALUE - MARKET		61,470	
TOTAL MARKET VALUE		1,184,798	
SOH/AGL Deduction		118,167	
ASSESSED VALUE		1,066,631	
TOTAL EXEMPTION VALUE		05	1,066,631
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,184,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,184,798	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047184	Remodel	169,319	05/09/2023
18-0672	COMMERCIAL	4,166	12/18/2018
12-0536	REMODEL	7,582	11/30/2012
3777	REMODEL	0	08/03/2006
3777	COMMERCIAL	0	06/14/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES											

BUILDING DIMENSIONS											
NULL											

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structure	01	FLAT 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		4 100			
Frame	04	REIN CONC 100			
Story Height		8 100			
RMS		6 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Quality	07	07			
DOR CODE	8710	STATE TIITF			
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	4,180	100		4,180	139,069
TOTALS		4,180		4,180	139,068

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
9300	04	4,180	72.3307	66.54	278,137	1950	1950	0	0	50.00	50.00
2 GOVT BLDG 0% - 0 Heated Area: 4180 HX Base Yr											
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.											

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 3 of 4									
CONSTRUCTION										VALUATION SUMMARY										1																			
ELEMENT		CD		15		CONC BLOCK 100		01		FLAT 100		9300		04		2,584		78.3744		72.10		186,306		1950		1950		0		0		50.00		50.00					
Exterior Wall		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Roof Structur		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Roof Cover		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Interior Wall		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Interior Floo		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Ceiling		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Air Condition		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Heating Type		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Fixtures		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Frame		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Story Height		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
RMS		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Stories		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Units		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Condition Adj		01		04		BUILT-UP 100		01		MINIMUM 100		03		CONC FINSH 100		02		F.NOT SUS 100		01		NONE 100		01		NONE 100		04		8 100		REIN CONC 100		8 100					
Quality		07		07		STATE TIITF		06		NEIGHBORHOOD/LOC		30317.00		1.00/		490 NW LAKE JEFFERY RD, LAKE CITY		BLD DATE		XF DATE		LGL DATE		04/10/2025		MLU		TOTALS		3,116		2,584		93,153					
DOR CODE		8710		STATE TIITF		MAP NUM		MKT AREA		06		EXTRA FEATURES		490 NW LAKE JEFFERY RD, LAKE CITY		BLD DATE		XF DATE		LGL DATE		04/10/2025		MLU		TOTALS		3,116		2,584		93,153							
MAP NUM		MKT AREA		06		EXTRA FEATURES		490 NW LAKE JEFFERY RD, LAKE CITY		BLD DATE		XF DATE		LGL DATE		04/10/2025		MLU		TOTALS		3,116		2,584		93,153													
NEIGHBORHOOD/LOC		30317.00		1.00/		EXTRA FEATURES		490 NW LAKE JEFFERY RD, LAKE CITY		BLD DATE		XF DATE		LGL DATE		04/10/2025		MLU		TOTALS		3,116		2,584		93,153													
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		2,356		100		2,356		84,934		CAN		760		30		228		8,220									
TOTALS		3,116		2,584		93,153		EXTRA FEATURES		490 NW LAKE JEFFERY RD, LAKE CITY		BLD DATE		XF DATE		LGL DATE		04/10/2025		MLU		TOTALS		3,116		2,584		93,153											
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									

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