COMM SW COR OF NW1/4 OF SW1/4, E
OF NW HACKNEY TER, N 470.02 FT,
POB, E 121.52 FT, E 285.43 FT, S

RADIANT CREDIT UNION
ATTN ACCOUNTS PAYABLE, 4440 NW 25TH PLACE
GAINESVILLE, FL 32606

2026

31-3S-17-06201-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

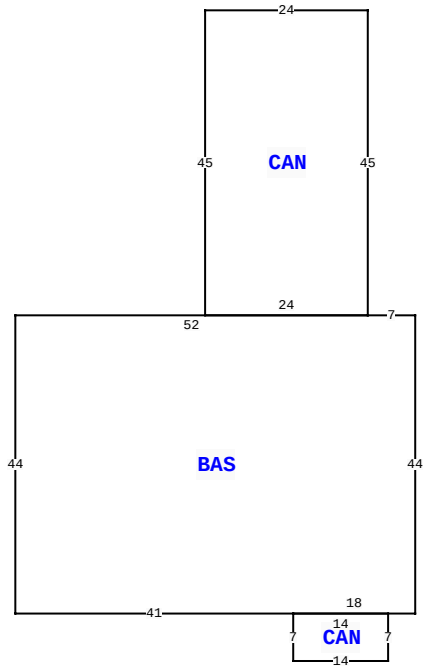
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,596	100		2,596	139,198
CAN	98	30		29	1,555
CAN	1,080	30		324	17,373
TOTALS	3,774			2,949	158,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6200	04	2,949	116.5622	107.24	316,251	1975	1980	0	0	0	50.00	50.00

1 BANK 0% - 0 Heated Area: 2596 HX Base Yr



1605 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	242,164
TOTAL MARKET OB/XF VALUE	52,898
TOTAL LAND VALUE - MARKET	746,436
TOTAL MARKET VALUE	1,041,498
SOH/AGL Deduction	0
ASSESSED VALUE	1,041,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,041,498
TOTAL JUST VALUE	1,041,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,041,498

BLDG:1:1: FLA USDA FEDERAL CREDIT UNION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-047	REMODEL	202	02/13/2013
103	REMODEL	241	03/26/2007
3034	REMODEL	285	09/16/2004
2596	REMODEL	113	03/20/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/998	3/27/2023	WD	U	I	11	100
GRANTOR: RADIANT CREDIT UNION						
GRANTEE: RADIANT CREDIT UNIO						
0750/0899	8/27/1991	QC	Q	I	01	570,000
GRANTOR: FIRST FED SAVINGS						
GRANTEE: FLORIDA USDA CREDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 CAN= N45 W24 S45 E24$ W52 S44 E41 CAN= S7 E14 N7 W14$ E18 N44$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,000	
3	0332	VAULT DOOR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,000	
4	0168	PNEUMATIC	0	0	0	0	2.00	UT	5,000.00	5,000.00	100	2008	2008	3	100	10,000	
5	0164	CONC BIN	0	0	10	8	80.00	UT	12.00	12.00	100	2008	2008	3	100	960	
6	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,500	
7	0253	LIGHTING	0	0	0	0	2.00	UT	300.00	300.00	100	1993	1993	3	100	600	
8	0294	SHED WOOD/	0	0	8	12	96.00	UT	14.00	14.00	100	0	0	3	100	1,344	
9	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
10	0260	PAVEMENT-A	0	0	68	147	9,996.00	UT	1.50	1.50	100	1993	1993	3	100	14,994	

TOTAL OB/XF 52,898

LAND DESCRIPTION

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	2300	C	FINANCIAL	0		*CG			71,264.00	SF		1.00	1.00	1.00	8.50	8.50	605,744							
2	1700	C	1STORY OFF	0		*RMF-1			16,552.00	SF		1.00	1.00	1.00	8.50	8.50	140,692							

REVIEW DATE 03/08/2016 BY CP Total Acres: 2.02 Total Land Value: 746,436 Market: 0 Agricultural: 0 Common: 746,436 PRINTED 11/17/2025 BY SYS

COMM SW COR OF NW1/4 OF SW1/4, E
OF NW HACKNEY TER, N 470.02 FT,
POB, E 121.52 FT, E 285.43 FT, S

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GAINESVILLE, FL 32606

2026

31-3S-17-06201-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

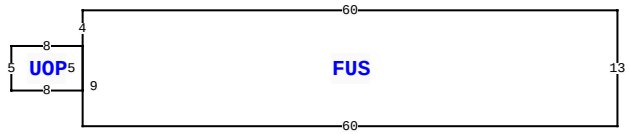
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

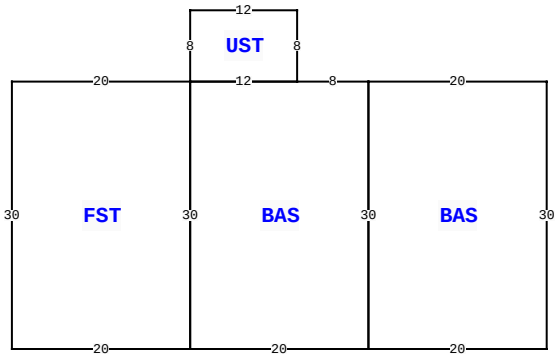
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	21,678
BAS	600	100		600	21,678
FST	600	50		300	10,839
FUS	780	100		780	28,182
UOP	40	20		8	289
UST	96	40		38	1,373
TOTALS	2,716			2,326	84,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,326	97.6500	72.26	168,077	1991	1991	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 2023 Heated Area: 1980 HX Base Yr





1605 W US HIGHWAY 90 , LAKE CITY

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NCON VALUE	0
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PREVIOUS YEAR MKT VALUE	1,041,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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0750/0899	8/27/1991	QC	Q	I	01	570,000
GRANTOR: FIRST FED SAVINGS						
GRANTEE: FLORIDA USDA CREDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UST= N8 W12 S8 E12$ W12 FST= W20 S30 E20 N30$ S30E20 N30$ BAS= S30 E20 N30 W20$ PTR=N30 FUS= N13 W60 S4 UOP= W8 S5 E8 N5 $ S9 E60$ S30$.

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 03/08/2016 BY CP Total Acres: 2.02 Total Land Value: 746,436 Market: 0 Agricultural: 0 Common: 746,436 PRINTED 11/17/2025 BY SYS