COMM SW COR OF NW1/4 OF SW1/4, E OF NW HACKNEY TER FOR POB, N ALO FT, E 28.53 FT, S 81.06 FT, E 25

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

2026

31-3S-17-06209-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

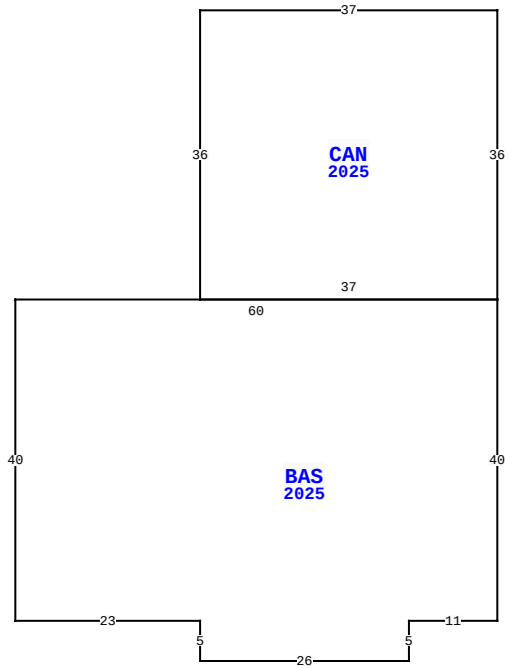
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		10 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	08	08
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	2,530	100	2025	2,530	365,861
CAN	1,332	30	2025	400	57,844
TOTALS	3,862			2,930	423,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6200	04	2,930	158.7743	146.07	427,985	2024	2024	0	0	0	1.00	99.00

1 BANK 0% - 2025 Heated Area: 2530 HX Base Yr



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

1659 W US HIGHWAY 90 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	423,705
TOTAL MARKET OB/XF VALUE	70,032
TOTAL LAND VALUE - MARKET	577,600
TOTAL MARKET VALUE	1,071,337
SOH/AGL Deduction	0
ASSESSED VALUE	1,071,337
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,071,337
TOTAL JUST VALUE	1,071,337
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,071,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047601	New Commercial Co	2,495,206	07/05/2023
13-0242	MAINT/ALTR	75	06/03/2013
347	MAINT/ALTR	172	06/22/2012
242	ADDN COMM	51	07/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/994	3/27/2023	WD	U	I	11	100
GRANTOR: RADIANT CREDIT UNION						
GRANTEE: RADIANT CREDIT UNIO						
1465/601	4/24/2022	WD	U	I	12	365,000
GRANTOR: FLORIDA FIRST COAST I						
GRANTEE: RADIANT CREDIT UNIO						

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	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2025	2024		100	7,500	
2	0164	CONC BIN	0	0	10	12	120.00	UT	14.00	14.00	100	2025	2024		100	1,680	
3	0168	PNEUMATIC	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2025	2024		100	15,000	
4	0260	PAVEMENT-A	0	0	0	0	20,484.00	UT	2.00	2.00	100	2025	2024		100	40,968	
5	0166	CONC,PAVMT	0	0	0	0	1,628.00	UT	3.00	3.00	100	2025	2024		100	4,884	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=100,71] W11 S5 W26 N5 W23 N40 E60 S40 $
CAN=[YR=2025;ORIG=100,31] W37 N36 E37 S36 $
.

LAND DESCRIPTION

TOTAL OB/XF 70,032

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			67,953.00	SF		1.00	1.00	1.00	8.50	8.50	577,600							

REVIEW DATE 04/09/2024 BY MLU Total Acres: 1.56 Total Land Value: 577,600 Market: 0 Agricultural: 0 Common: 577,600 PRINTED 09/30/2025 BY SYS