

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
LAKE CITY, FL 32056-1529

31-3S-18-10317-000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall10ABOVE AVG. 50
Exterior Wall18CEMENT BRK 50
Roof Structure09RIDGE FRME 100
Roof Cover04BUILT-UP 70
Roof Cover12MODULAR MT 30
Interior Wall05DRYWALL 100
Interior Floor14CARPET 100
Ceiling01FIN.SUSPD 100
Air Condition06ENG CENTRL 100
Heating Type09ENG F AIR 100
Fixtures24 100

Frame Story Height03MASONRY 100
RMS10 100
34 100
Stories Units1.1. 100
0 100
Condition Adj0303 100

Quality0505
DOR CODE8600COUNTY IMP
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC1418.001.00/
AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE
BAS19,64210019,642879,182
CAN22030662,954
CAN336301014,521
CAN435301305,819

TOTALS20,63319,939892,476

MARKEADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% COND
49000419,93987.666064.871,293,443200120010031.0069.00
2 OFFICE LOW 0% - 0Heated Area: 19642HX Base Yr

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

PAGE 1 of 13

VALUATION BYSTANDARD
Tax Group: 3Tax Dist:
BUILDING MARKET VALUE892,476
TOTAL MARKET OB/XF VALUE84,069
TOTAL LAND VALUE - MARKET175,900
TOTAL MARKET VALUE1,152,445
SOH/AGL Deduction0
ASSESSED VALUE1,152,445
TOTAL EXEMPTION VALUE031,152,445
BASE TAXABLE VALUE0
TOTAL JUST VALUE1,152,445
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE1,178,314

BLDG:2::1: BLDG HAS BEEN REMODELED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049713	Electrical Servc	2,500	05/01/2024
16974	COMMERCIAL	9,405	05/17/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1042/1571	4/05/2005	WD Q	I	01		950,000	

GRANTOR:CITY OF LAKE CITY
GRANTEE:COLUMBIA COUNTY FLO
1033/049812/10/2004WDQI012,100,000
GRANTOR:MERCANTILE BANK
GRANTEE:CITY OF LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W50 CAN= N12 W28 S12 E28\$ W88 CAN= W12 S35 E12 N2 E3 N5 W3 N28\$ S28 E3 S5 W3 S100 E43 CAN= S17 E10 N22 W10 S5\$ N5 E10 S22 E85 N31 W4 N23 E4 N96\$.

EXTRA FEATURES

4917 E US HIGHWAY 90 , LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

L NOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICERIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10130CLFENCE 50000142.00UT3.003.00100200120013100426

20166CONC, PAVMT00001.00UT0.000.001002001200131001,200

30166CONC, PAVMT001905950.00UT2.002.001002001200131001,900

40260PAVEMENT-A000057,930.00UT1.101.1010020012001310063,723

50253LIGHTING00004.00UT1,000.001,000.001002001200131004,000

60252LEAN-TO W/002036720.00UT1.501.501002012201231001,080

70296SHED METAL00001.00UT0.000.001002012201231002,500

80070CARPORT UF00001.00UT0.000.00100201220123100600

90294SHED WOOD/002436864.00UT10.0010.001002012201231008,640

TOTAL OB/XF84,069

LAND DESCRIPTION

TOTAL OB/XF84,069

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT D TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

18600CCOUNTY000000.000.0017.59AC1.001.001.0010,000.0010,000.00175,900

REVIEW DATE09/25/2015BYRPTotal Acres: 17.59Total Land Value: 175,900Market: 0Agricultural: 0Common: 175,900PRINTED 11/18/2025 BY SYS