COMM NE COR OF SEC, RUN W
1074.95 FT TO W R/W OF I-75 SE
ALONG R/W 2062.22 FT, S 452.39

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

2026

34-3S-16-02464-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

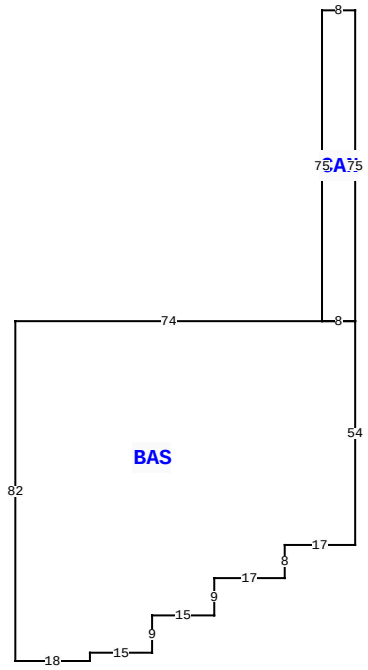
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8600	COUNTY IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,713	100		5,713	103,077
CAN	600	30		180	3,248
TOTALS	6,313			5,893	106,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	5,893	97.5224	72.17	425,298	1991	1991	0	25	0	50.00	25.00

1 OFFICE LOW 0% - 0 Heated Area: 5713 HX Base Yr



435 NW HALL OF FAME DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		243,448
TOTAL MARKET OB/XF VALUE		31,318
TOTAL LAND VALUE - MARKET		303,000
TOTAL MARKET VALUE		577,766
SOH/AGL Deduction		0
ASSESSED VALUE		577,766
TOTAL EXEMPTION VALUE	03	577,766
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		577,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,766

BLDG:2:1: ODD SHAOE AND LIMITED USE

BLDG:1:1: FLORIDA WELCOME CENTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37318	MAINT/ALTR	0	10/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0638/0725	12/04/1987	TD	Q	V		105,000

GRANTOR: CRAPPS DANIEL

GRANTEE: COLUMBIA COUNTY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W74 S82 E18 N2 E15 N9 E15 N9 E17 N8 E17 N54 CAN= N75 W8 S75 E8$ W8$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	13,166.50	13,166.50	100	1993	1993	3	100	13,167	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	6,391.00	6,391.00	100	1993	1993	3	100	6,391	
3	0253	LIGHTING	0	0	0	0	8.00	UT	500.00	500.00	100	1993	1993	3	100	4,000	
4	0253	LIGHTING	0	0	0	0	5.00	UT	800.00	800.00	100	1993	1993	3	100	4,000	
5	0253	LIGHTING	0	0	0	0	4.00	UT	400.00	400.00	100	1993	1993	3	100	1,600	
6	0166	CONC,PAVMT	0	0	0	0	144.00	UT	15.00	15.00	100	2001	2001	3	100	2,160	

LAND DESCRIPTION

TOTAL OB/XF 31,318

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	1000	C	VACANT COMME	0		CI	0.00	0.00	6.06	AC		1.00	1.00	1.00	50,000.00	50,000.00	303,000							

REVIEW DATE 05/31/2023 BY KS Total Acres: 6.06 Total Land Value: 303,000 Market: 0 Agricultural: 0 Common: 303,000 PRINTED 11/18/2025 BY SYS

COMM NE COR OF SEC, RUN W
1074.95 FT TO W R/W OF I-75 SE
ALONG R/W 2062.22 FT, S 452.39

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

2026

34-3S-16-02464-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

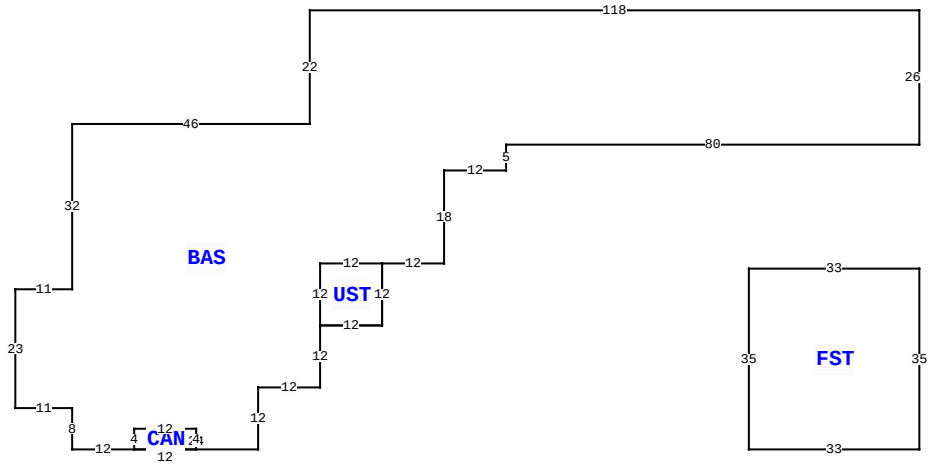
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8600	COUNTY IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,949	100		6,949	125,395
CAN	48	30		14	253
FST	1,155	50		578	10,430
UST	144	40		58	1,047
TOTALS	8,296			7,599	137,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	7,599	97.5412	72.18	548,496	1991	1991	0	25	0	50.00	25.00

2 OFFICE LOW 0% - 0 Heated Area: 6949 HX Base Yr



435 NW HALL OF FAME DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		243,448
TOTAL MARKET OB/XF VALUE		31,318
TOTAL LAND VALUE - MARKET		303,000
TOTAL MARKET VALUE		577,766
SOH/AGL Deduction		0
ASSESSED VALUE		577,766
TOTAL EXEMPTION VALUE	03	577,766
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		577,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0638/0725	12/04/1987	TD	Q	V		105,000

GRANTOR: CRAPPS DANIEL
GRANTEE: COLUMBIA COUNTY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W118 S22 W46 S32 W11 S23E11 S8 E12 CAN= N4 E12 S4 W12$ E24 N12 E12 N12 UST= N12 E12 S12 W12$E12 N12 E12 N18 E12 N5 E80 N26$ PTR=S50 FST= S35 W33 N35 E33$ N50$.

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 05/31/2023 BY KS Total Acres: 6.06 Total Land Value: 303,000 Market: 0 Agricultural: 0 Common: 303,000 PRINTED 11/18/2025 BY SYS