COMM INTERS E LINE OF SEC &
N R/W US-90, RUN N 706.75 FT
FOR POB, CONT N 643.25 FT, W

THE ORCHARD PROPERTIES LLC
PO BOX 529
LAKE CITY, FL 32056

2026

34-3S-16-02484-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7100	CHURCHES-EX	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

323 NW HALL OF FAME DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	157,200
TOTAL MARKET VALUE	158,200
SOH/AGL Deduction	0
ASSESSED VALUE	158,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,200
TOTAL JUST VALUE	158,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21-0692			04/07/2022
14-0122	CHURCH	50	04/07/2014
14-0045	DEMOLISH	25	02/06/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1286/1724	12/19/2014	WD	U	I	17	180,000
GRANTOR: ORCHARD COMMUNITY CHU						
GRANTEE: THE ORCHARD PROPERT						
1265/2185	11/26/2013	WD	U	I	17	180,000
GRANTOR: JANET S RIVERS & ETAL						
GRANTEE: ORCHARD COMMUNITY C						

BUILDING NOTES

BUILDING DIMENSIONS

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	1,000.00	1,000.00	100	0	0	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	7100	C	CHURCH	0		00	0.00	0.00	3.38	AC		1.00	1.00	1.00	46,500.00	46,500.00	157,170							
2	7100	C	CHURCH	0		00	0.00	0.00	0.60	AC		1.00	1.00	1.00	50.00	50.00	30							

REVIEW DATE 05/31/2023 BY KS Total Acres: 3.98 Total Land Value: 157,200 Market: 0 Agricultural: 0 Common: 157,200 PRINTED 11/17/2025 BY SYS