

COMM INTERS E LINE OF SEC & N
R/W US-90, RUN N'LY ALONG SEC
LINE 1200 FT FOR POB, RUN W

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

2026

34-3S-16-02484-050



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																							
CONSTRUCTION						VALUATION SUMMARY												PAGE 1 of 1																							
ELEMENT	CD					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD																			
Exterior Wall	27	PREFIN MTL 100				8700	04	21,045	123.6911	47.00	989,115	1994	1994	0	0	0	40.00	60.00	Tax Group: 1				Tax Dist:																		
Roof Structur	10	STEEL FRME 100				1 PREF M B A 0% - 0												Heated Area: 19994												HX Base Yr											
Roof Cover	12	MODULAR MT 100																BUILDING MARKET VALUE												593,469											
Interior Wall	04	PLYWOOD 70																TOTAL MARKET OB/XF VALUE												20,788											
Interior Wall	05	DRYWALL 30																TOTAL LAND VALUE - MARKET												144,000											
Interior Floo	12	HARDWOOD 80																TOTAL MARKET VALUE												758,257											
Interior Floo	14	CARPET 20																SOH/AGL Deduction												0											
Ceiling	03	PART.FIN. 100																ASSESSED VALUE												758,257											
Air Condition	03	CENTRAL 100																TOTAL EXEMPTION VALUE												0											
Heating Type	04	AIR DUCTED 100																BASE TAXABLE VALUE												758,257											
Fixtures	22	100																TOTAL JUST VALUE												758,257											
Frame	05	STEEL 100																NCON VALUE												0											
Story Height	20	100																INCOME VALUE																							
RMS	5	100																PREVIOUS YEAR MKT VALUE												758,257											
Stories	1.	1. 100																																							
Units	0	100																																							
Condition Adj	03	03 100																																							
Quality	05	05																																							
DOR CODE	7100	CHURCHES-EX																																							
MAP NUM		MKT AREA																																							
NEIGHBORHOOD/LOC	34316.00	1.00/																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
AOF	609	110		670	18,894																																				
BAS	609	100		609	17,174																																				
BAS	18,776	100		18,776	529,483																																				
CAN	750	30		225	6,345																																				
FST	615	50		308	8,686																																				
FST	615	50		308	8,686																																				
STP	1,488	10		149	4,202																																				
TOTALS	23,462			21,045	593,469																																				
EXTRA FEATURES						357 NW HALL OF FAME DR, LAKE CITY																																			
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																								
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	1,500.00	1,500.00	90	1993	1993	3	90	1,350																									
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500																									
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200																									
4	0260	PAVEMENT-A	0	0	180	165	1.00	UT	0.00	0.00	100	2001	2001	3	100	16,038																									
5	0253	LIGHTING	0	0	0	0	3.00	UT	500.00	500.00	100	2001	2001	3	100	1,500																									
6	0164	CONC BIN	0	0	10	10	100.00	UT	12.00	12.00	100	2008	2008	3	100	1,200																									
TOTAL OB/XF																		20,788																							
LAND DESCRIPTION																																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.40	AC		1.00	1.00	1.00	60,000.00	60,000.00	144,000																								
REVIEW DATE 05/31/2023 BY KS Total Acres: 2.40 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 09/30/2025 BY SYS																																									