

COMM NW COR OF SEC, RUN E
853.30 FT FOR POB, RUN S
1426.60 FT, W 1320 FT, RUN N

FLORIDA CORRECTIONAL FINANCE CORPORATION
4050 ESPLANADE WAY, PEPPER BLDG SUITE 680
TALLAHASSEE, FL 32399-0950

2026

34-3S-18-10339-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	04	C ABOVE GD 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	06	240 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		155 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	8787 STATE/PRISON	

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	

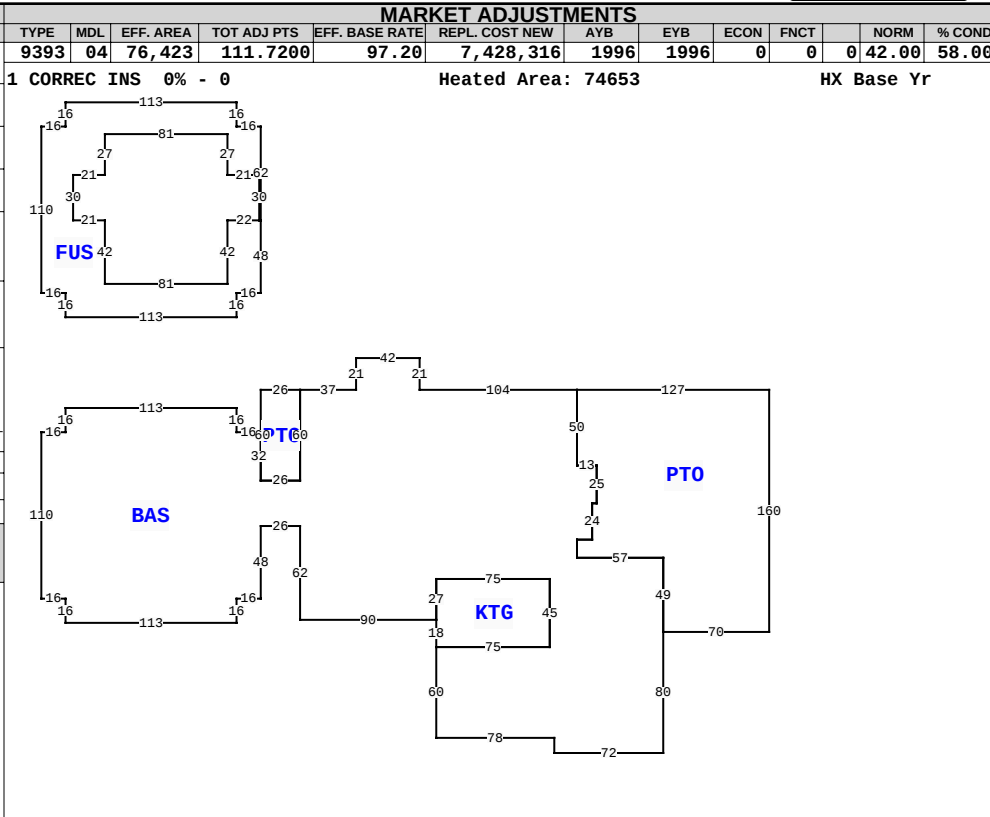
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60,991	100		60,991	438,429
FUS	10,287	100		10,287	579,940
KTG	3,375	125		4,219	237,850
PTO	1,560	5		78	4,398
PTO	16,962	5		848	47,807

TOTALS	93,175			76,423	308,423
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	96,820.00	UT	0.90
2	0166	CONC, PAVMT	0	0	0	0	25,470.00	UT	1.50
3	0160	CLFENCE 10	0	0	0	0	5,665.00	UT	15.00
4	0253	LIGHTING	0	0	0	0	26.00	UT	800.00
5	0253	LIGHTING	0	0	0	0	8.00	UT	1,000.00
6	0030	BARN, MT	0	0	20	30	600.00	UT	25.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	9093	C	CORREC INS	0		A-1	0.00	0.00	40.00

REVIEW DATE	09/24/2015	BY	DF
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7906 E US HIGHWAY 90 , LAKE CITY	BLD DATE	LGL DATE	04/14/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
90	1996	1996	3	90	78,424	
90	1996	1996	3	90	34,385	
90	1996	1996	3	90	76,478	
90	1996	1996	3	90	18,720	
90	1996	1996	3	90	7,200	
100	0	0	3	100	15,000	

TOTAL OB/XF									
230,207									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	4,000.00	4,000.00	160,000		

Total Acres: 40.00	Total Land Value: 160,000	Market: 0	Agricultural: 0	Common: 160,000
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COLUMBIA COUNTY PROPERTY					PAGE 1 of 7		3	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 3		Tax Dist:						
BUILDING MARKET VALUE				13,602,875				
TOTAL MARKET OB/XF VALUE				230,207				
TOTAL LAND VALUE - MARKET				160,000				
TOTAL MARKET VALUE				13,993,082				
SOH/AGL Deduction				0				
ASSESSED VALUE				13,993,082				
TOTAL EXEMPTION VALUE		05		13,993,082				
BASE TAXABLE VALUE				0				
TOTAL JUST VALUE				13,993,082				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				14,405,353				
PRMT:2:1: CHAPEL								
XFOB:3:1: HGHT 14 FT WITH RAZOR WIRE								
LAND:1:1: PORTION OF PROP IN SEC'S 27 & 33-3S-18E								
SALE:1:1: 40.00 AC								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
000046584		Roof Replacement		1,500,126		02/24/2023		
18983		COMMERCIAL		106		11/26/2001		
17298		ADDN COMM		540		08/08/2000		
14947		ADDN COMM		1,745		01/15/1999		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/1299		12/21/1995		WD	Q	V		140,000
GRANTOR:NEKOOSA PACKAGING COR								
GRANTEE:FLORIDA FINANCE COR								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W113 S16 W16 S110 E16 S16 E113 N16 E16 N48 E26 S62 E90 KTG= S18 E75 N45 W75 S27\$N27 E75 S45 W75 S60 E78 S10 E72 N80 PTO= E70 N160 W127 S50 E13 S25 W3 S24 W10 S12 E57S49\$ N49 W57 N12 E10 N24 E3 N25 W13 N50 W104 N21 W42 S21 W37 PTO= W26 S60 E26 N60\$ S60W26 N32 W16 N16\$ PTR= N60 FUS= N16 E16 N48 W22 S42 W81 N42 W21 N30 E21 N27 E81 S27 E21 S30 E1 N62 W16 N16 W113 S16 W16 S110 E16 S16 E113\$ S60\$.								

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