COMM NE COR OF SE1/4 OF SW1/4,
RUN S 153.76 FT TO C/L US-90,
RUN SW ALONG C/L 138.56 FT,

BEULAH BAPTIST ASSN INC
189 NW CALI DR
LAKE CITY, FL 32055

2026

35-3S-16-02556-001

BUILDING CHARACTERISTICS

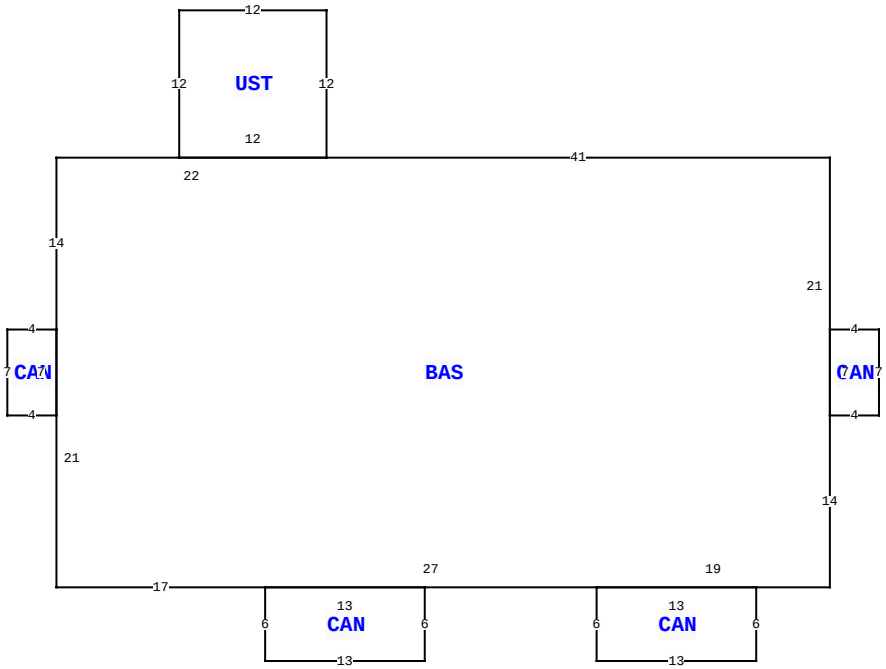
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100		2,205	81,541
CAN	28	30		8	296
CAN	28	30		8	296
CAN	78	30		23	851
CAN	78	30		23	851
UST	144	40		58	2,145
TOTALS	2,561			2,325	85,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9100	04	2,325	96.0540	73.96	171,957	1960	1960	0	0	0	50.00	50.00

1 CHURCH 0% - 0 Heated Area: 2205 HX Base Yr



189 NW CALI DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		85,978
TOTAL MARKET OB/XF VALUE		2,360
TOTAL LAND VALUE - MARKET		627,260
TOTAL MARKET VALUE		715,598
SOH/AGL Deduction		540,515
ASSESSED VALUE		175,083
TOTAL EXEMPTION VALUE	02	175,083
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		715,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		715,598

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0799/0493	9/19/1994	TD	U	V	34	28,000

GRANTOR: COOPER - TAYLOR TRUST

GRANTEE: BEULAH BAPTIST ASSO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UST= N12 W12 S12 E12$ W22 S14 CAN= W4 S7 E4 N7$ S21 E17 CAN= S6 E13 N6 W13$ E27CAN= S6 E13 N6 W13$ E19 N14 CAN= E4 N7 W4 S7$ N21$.

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	0070	CARPORT UF	0	0	12	20	240.00	UT	2.00	2.00	100	2009	2009	3	100	480	
2	0070	CARPORT UF	0	0	12	20	240.00	UT	2.00	2.00	100	2009	2009	3	100	480	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,360

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	62,726.00	SF		1.00	1.00	1.00	10.00	10.00	627,260							

REVIEW DATE 07/12/2023 BY JB Total Acres: 1.44 Total Land Value: 627,260 Market: 0 Agricultural: 0 Common: 627,260 PRINTED 11/17/2025 BY SYS