COMM SE COR OF SEC, RUN W 493.49
N 665.14 FT, W 194 FT FOR POB, C
W 148.91 FT, N 199.94 FT TO S'LY

CNB NATIONAL BANK
6000 ATRIUM WAY 2ND FLOOR
MOUNT LAUREL, NJ 08054

2026

35-3S-16-02579-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

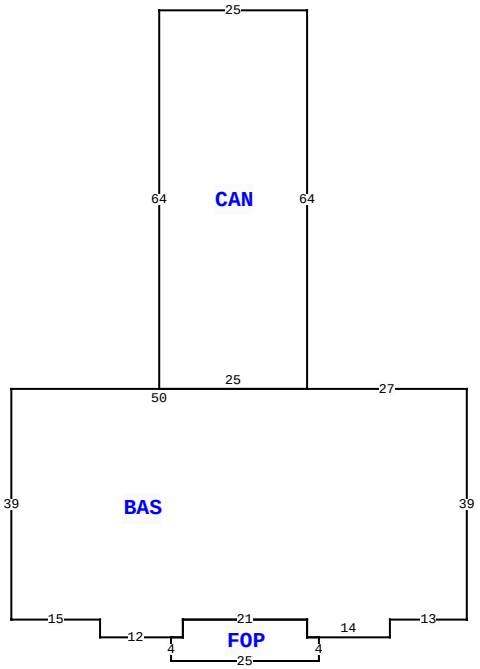
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	08	08
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,087	100		3,087	219,041
CAN	1,600	30		480	34,059
FOP	163	30		49	3,477
TOTALS	4,850			3,616	256,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6200	04	3,616	128.5440	118.26	427,628	1997	1997	0	0	0	40.00	60.00

2 BANK 0% - 0 Heated Area: 3087 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/08/2024 MLU
AG DATE	

2844 W US HIGHWAY 90 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	256,577
TOTAL MARKET OB/XF VALUE	56,222
TOTAL LAND VALUE - MARKET	714,938
TOTAL MARKET VALUE	1,027,737
SOH/AGL Deduction	0
ASSESSED VALUE	1,027,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,027,737
TOTAL JUST VALUE	1,027,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,040,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
932	COMMERCIAL	2,151	03/17/1997
898	DEMOLISH	25	02/14/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/1239	9/18/1997	WD	Q	V	01	33,300
GRANTOR: COLUMBIA COUNTY						
GRANTEE: CNB BANK						
0808/1296	7/26/1995	WD	Q	I		370,000
GRANTOR: JERRICO INC						
GRANTEE: CNB NATIONAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 CAN= N64 W25 S64 E25$ W50 S39 E15 S3 E12 FOP= S4 E25 N4 W2 N3 W21 S3 W2$ E2 N3 E21 S3 E14 N3 E13 N39$.

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	0166	CONC,PAVMT	0	0	0	0	570.00	UT	1.50	1.50	100	1997	1997	3	100	855	
2	0260	PAVEMENT-A	0	0	0	0	18,185.00	UT	0.90	0.90	100	1997	1997	3	100	16,367	
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1997	1997	3	100	4,000	
4	0168	PNEUMATIC	0	0	0	0	4.00	UT	5,000.00	5,000.00	100	1997	1997	3	100	20,000	
5	0332	VAULT DOOR	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	15,000	

LAND DESCRIPTION

TOTAL OB/XF 56,222

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	2300	C	FINANCIAL	0		CG	159.00	200.00	31,775.00	SF		1.00	1.00	1.50	15.00	22.50	714,938							

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.73 Total Land Value: 714,938 Market: 0 Agricultural: 0 Common: 714,938 PRINTED 11/18/2025 BY SYS