BEG SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W OF
US-90, W ALONG R/W 393.61 FT

FIRST FEDERAL SAVINGS BANK OF FLORIDA
PO DRAWER 2029
LAKE CITY, FL 32056

2026

36-3S-16-02611-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

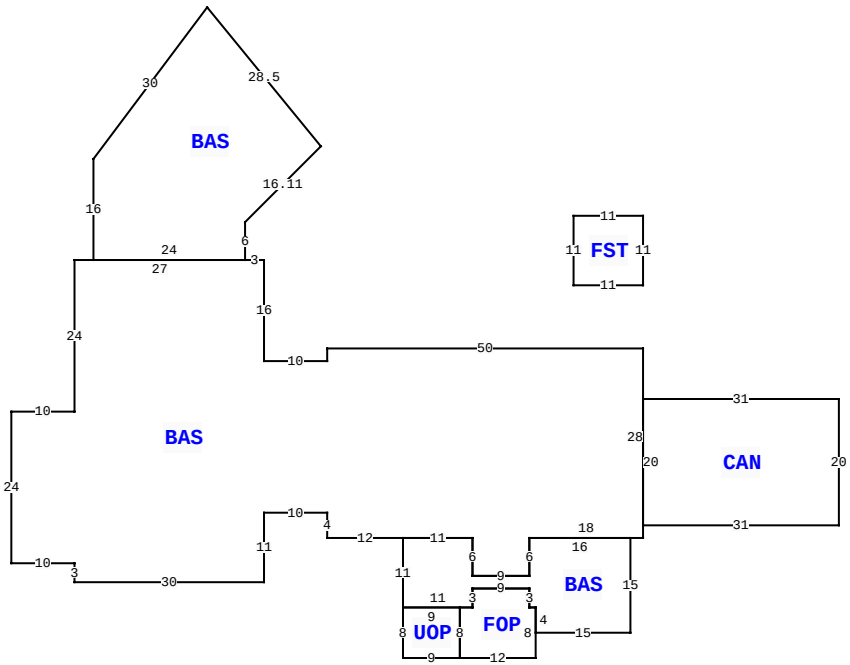
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	08	CLAY TILE 100
Interior Wall	06	CUST PANEL 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		15 100
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	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	375	100		375	23,710
BAS	882	100		882	55,765
BAS	3,564	100		3,564	225,334
CAN	620	30		186	11,760
FOP	123	30		37	2,340
FST	121	50		60	3,794
UOP	72	20		14	885
TOTALS	5,757			5,118	323,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6200	04	5,118	137.4426	126.45	647,171	1984	1984	0	0	0	50.00	50.00

1 BANK 0% - 0 Heated Area: 4821 HX Base Yr



2571 W US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	323,586
TOTAL MARKET OB/XF VALUE	55,183
TOTAL LAND VALUE - MARKET	774,506
TOTAL MARKET VALUE	1,153,275
SOH/AGL Deduction	0
ASSESSED VALUE	1,153,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,153,275
TOTAL JUST VALUE	1,153,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,153,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1839	ADDN COMM	247	10/06/2010
1026	ADDN COMM	1,157	07/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0534/0614	1/01/1987	WD	U	I		149,500
GRANTOR:						
GRANTEE:						
0534/0614	3/01/1984	WD	Q	V		149,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S2 W10 N16 W3 BAS= N6 R12 U12 U22 L18 L18 D24 S16 E24$ W27 S24 W10 S24 E10S3 E30 N11 E10 S4 E12 BAS= S11 UOP= S8 E9 FOP= E12 N8 W1 N3 W9 S3 W2 S8$ N8 W9$ E11 N3 E9 S3 E1 S4 E15 N15 W16 S6 W9 N6 W11$ E11 S6 E9 N6 E18 N2 CAN= E31 N20W31 S20$ N28$ PTR= N10 FST= N11 W11 S11 E11$ S10$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	
3	0332	VAULT DOOR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,000	
4	0168	PNEUMATIC	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
5	0166	CONC,PAVMT	0	0	0	0	1,210.00	UT	1.50	1.50	100	1997	1997	3	100	1,815	
6	0260	PAVEMENT-A	0	0	0	0	25,498.00	UT	0.90	0.90	100	1997	1997	3	100	22,948	
7	0166	CONC,PAVMT	0	0	0	0	1,500.00	UT	2.00	2.00	100	1993	1993	3	100	3,000	
8	0166	CONC,PAVMT	0	0	0	0	28.00	UT	15.00	15.00	100	1993	1993	3	100	420	

LAND DESCRIPTION

TOTAL OB/XF 55,183

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		CI	0.00	0.00	41,307.00	SF		1.00	1.00	1.25	15.00	18.75	774,506							

REVIEW DATE 07/11/2023 BY KS Total Acres: 0.95 Total Land Value: 774,506 Market: 0 Agricultural: 0 Common: 774,506 PRINTED 11/17/2025 BY SYS