COMM AT NE COR OF SE1/4 OF SE
1/4 OF SEC, RUN S 21.10 FT TO
N R/W OF U S HWY 90, SW ALONG

VYSTAR CREDIT UNION
P O BOX 45085
JACKSONVILLE, FL 32232

2026

36-3S-16-02611-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

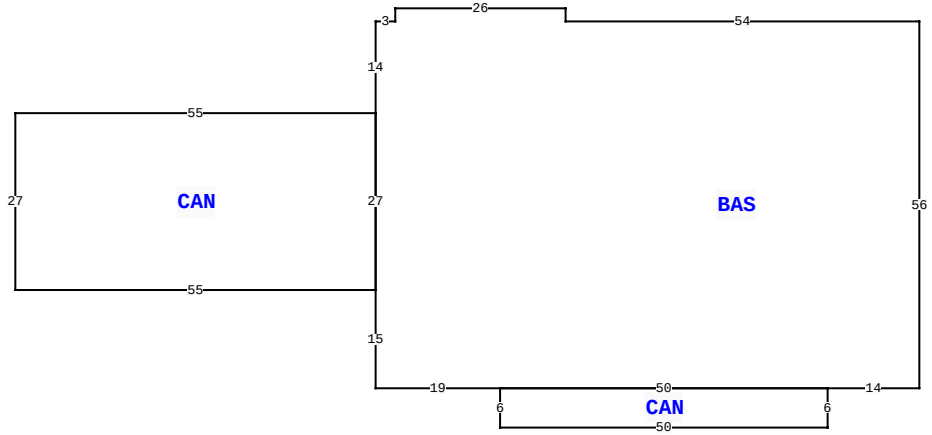
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
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	4,700	100		4,700	415,448
CAN	300	30		90	7,956
CAN	1,485	30		446	39,424
TOTALS	6,485			5,236	462,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6300	04	5,236	119.5848	105.23	550,984	2009	2009	0	0	0	16.00	84.00

1 BRNCH BANK 0% - 0 Heated Area: 4700 HX Base Yr



411 NW COMMONS LOOP, 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	462,827
TOTAL MARKET OB/XF VALUE	114,734
TOTAL LAND VALUE - MARKET	977,471
TOTAL MARKET VALUE	1,555,032
SOH/AGL Deduction	0
ASSESSED VALUE	1,555,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,555,032
TOTAL JUST VALUE	1,555,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,566,051

PERMIT NUM	DESCRIPTION	AMT	ISSUED
940	COMMERCIAL	375	08/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1141/0959	12/17/2007	WD	Q	V		1,200,000

GRANTOR: LAKE CITY COMMON RETA

GRANTEE: VYSTAR CREDIT UNION

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 N2 W26 S2 W3 S14 CAN= W55 S27 E55 N27$ S27 S15 E19
CAN= S6 E50 N6 W50 $ E50 E14 N56$.

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	1,792.00	UT	2.00	2.00	100	2009	2009	3	100	3,584	
2	0260	PAVEMENT-A	0	0	0	0	26,881.00	UT	1.50	1.50	100	2009	2009	3	100	40,322	
3	0164	CONC BIN	0	0	0	0	144.00	UT	12.00	12.00	100	2009	2009	3	100	1,728	
4	0168	PNEUMATIC	0	0	0	0	4.00	UT	15,000.00	15,000.00	100	2009	2009	3	100	60,000	
5	0253	LIGHTING	0	0	0	0	7.00	UT	1,300.00	1,300.00	100	2009	2009	3	100	9,100	

LAND DESCRIPTION

TOTAL OB/XF 114,734

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	56,665.00	SF		1.00	1.00	1.15	15.00	17.25	977,471							

REVIEW DATE 04/19/2024 BY TP Total Acres: 1.30 Total Land Value: 977,471 Market: 0 Agricultural: 0 Common: 977,471 PRINTED 11/06/2025 BY SYS