NE DIV: COMM SE COR BLOCK 7, W 9
CONT W 321.12 FT, N 163.80 FT, E
CURVE, NE ALONG CURVE 37.71 FT,

THE GREATER LAKE CITY COMMUNITY DEVELOPMENT CORPOR
363 NW BASCOM NORRIS DR
LAKE CITY, FL 32055

2026

00-00-00-10845-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

643 NE DAVIS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		19,760
TOTAL MARKET VALUE		19,760
SOH/AGL Deduction		4,537
ASSESSED VALUE		15,223
TOTAL EXEMPTION VALUE	10	15,223
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		19,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0873	NEW APARTMENTS- B	4,086,339	05/22/2026
25-0223	NEW APARTMENTS -		04/02/2025
24-0821	NEW APARTMENTS -		04/02/2025
24-0819	NEW APARTMENTS -		04/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/2447	8/13/2025	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: THE GREATER LAKE CI						
1395/2306	9/25/2019	WD	U	V	17	55,000
GRANTOR: SQUARE ONE PROPERTY H						
GRANTEE: THE GREATER LAKE CI						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		*RSF-3	0.00	0.00	2.47	AC		1.00	1.00	1.00	8,000.00	8,000.00	19,760							

REVIEW DATE 10/27/2015 BY DF Total Acres: 2.47 Total Land Value: 19,760 Market: 0 Agricultural: 0 Common: 19,760 PRINTED 07/03/2026 BY SYS