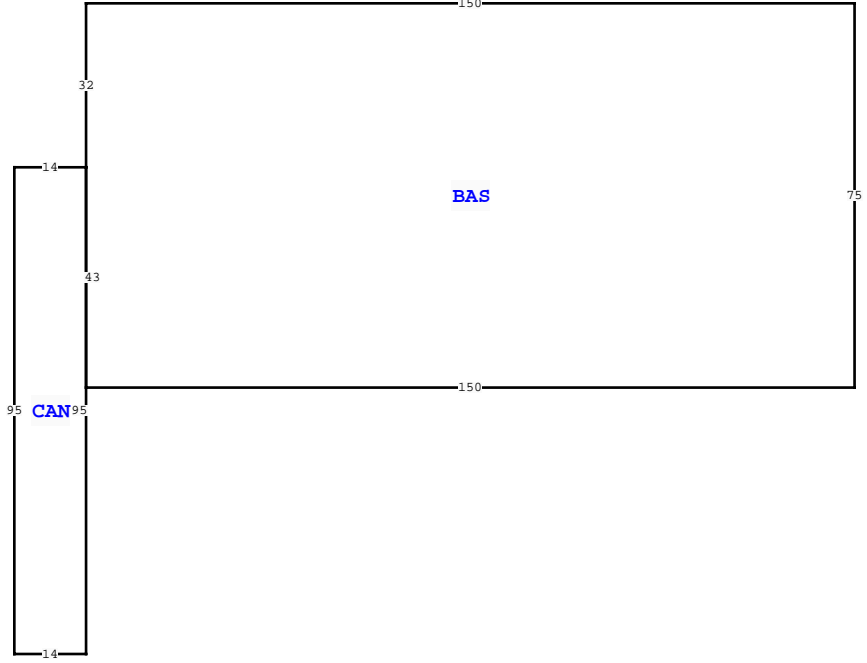


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	01	FLAT 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	14	CARPET 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	02	WINDOW 100			
Heating Type	03	FORCED AIR 100			
Fixtures		21 100			
Frame	02	WOOD FRAME 100			
Story Height		10 100			
RMS		10 100			
Stories	0	0 100			
Units		0 100			
Condition Adj	03	03 100			
Quality	05	05			
DOR CODE	8600	COUNTY IMP			
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
BAS	11,250	100		11,250	234,282
CAN	1,330	30		399	8,309
TOTALS	12,580			11,649	242,590

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0700	04	11,649	63.1120	41.65	485,181	1955	1955		0	0	50.00	50.00
1 DAY CARE 0% - 0			Heated Area: 11250				HX Base Yr					



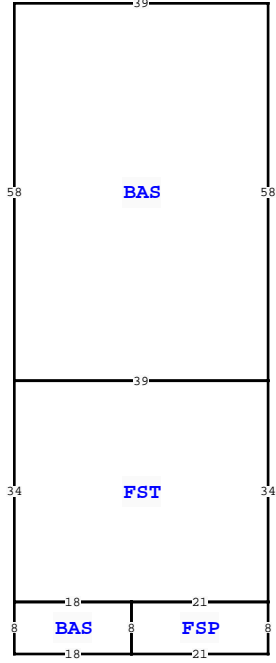
COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 4	
VALUATION BY			STANDARD	
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE			591,281	
TOTAL MARKET OB/XF VALUE			46,371	
TOTAL LAND VALUE - MARKET			17,500	
TOTAL MARKET VALUE			655,152	
SOH/AGL Deduction			0	
ASSESSED VALUE			655,152	
TOTAL EXEMPTION VALUE			03 655,152	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			655,152	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			655,152	
XFOB:6:1: BASKETBALL COURT				
BLDG:2:1: NUTRITION CENTER				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
000046295	Electrical Servic	0	01/18/2023	
000046296	Electrical Servic	0	01/18/2023	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1488/1747	3/16/2023	WD U	I 18	100
GRANTOR: CITY OF LAKE CITY				
GRANTEE: COLUMBIA COUNTY, FL				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS= W150 S32 CAN= W14 S95 E14 N95\$ S43 E150 N75\$.				

EXTRA FEATURES																	
L N	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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,056	
2	0150	CLFENCE 8	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	780	
3	0260	PAVEMENT-A	0	0	73	120	1.00	UT	0.00	0.00	100	0	0	3	100	7,446	
4	0260	PAVEMENT-A	0	0	25	325	1.00	UT	0.00	0.00	100	0	0	3	100	6,906	
5	0296	SHED METAL	0	0	21	24	1.00	UT	0.00	0.00	100	0	0	3	100	3,983	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	25,000	
7	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
TOTALS																	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	8600	C	COUNTY	0		*RSF-	140.00	500.00	70,000.00	SF		1.00	1.00	0.50	0.50	0.25	17,500							

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	01	FLAT 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	06	VINYL ASB 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		8 100			
Frame	03	MASONRY 100			
Story Height		10 100			
RMS		5 100			
Stories	0	0 100			
Units		0 100			
Condition Adj	03	03 100			
Quality	05	05			
DOR CODE	8600	COUNTY IMP			
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
BAS	144	100		144	3,979
BAS	2,262	100		2,262	62,499
FSP	168	40		67	1,851
FST	1,326	50		663	18,319
TOTALS	3,900			3,136	86,648

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	RESTAURANT	0%	- 0									
				Heated Area: 2406								
				HX Base Yr								



COLUMBIA COUNTY PROPERTY			PAGE 2 of 4	1
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE				591,281
TOTAL MARKET OB/XF VALUE				46,371
TOTAL LAND VALUE - MARKET				17,500
TOTAL MARKET VALUE				655,152
SOH/AGL Deduction				0
ASSESSED VALUE				655,152
TOTAL EXEMPTION VALUE	03			655,152
BASE TAXABLE VALUE				0
TOTAL JUST VALUE				655,152
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				655,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1747	3/16/2023	WD	U	I	18	100

GRANTOR: CITY OF LAKE CITY  
GRANTEE: COLUMBIA COUNTY, FL

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

BUILDING NOTES	

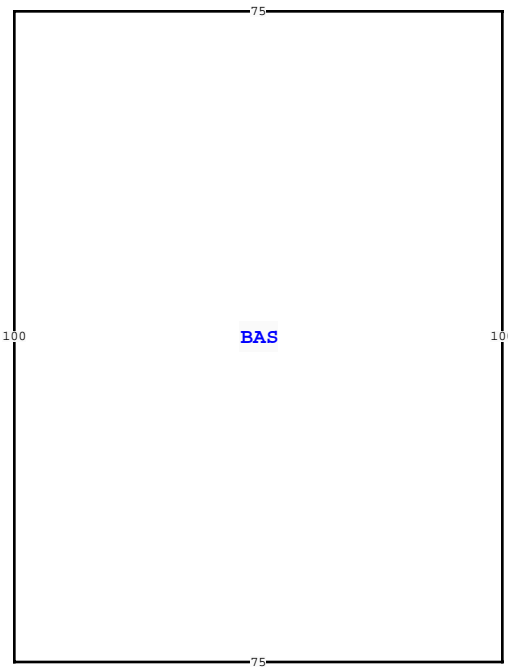
BUILDING DIMENSIONS	
BAS= W39 S58 FST= S34 BAS= S8 E18 N8 W18\$ E18 FSP= S8 E21 N8 W21\$ E21 N34 W39\$ E39 N58\$.	

EXTRA FEATURES													TOTAL OB/XF					0
L N	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
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		24 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8600 COUNTY IMP	
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	7,500	100
		YEAR
	TOT ADJ AREA	SUBAREA MARKET VALUE
	7,500	173,025
TOTALS	7,500	7,500 173,025

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
5800	04	7,500	85.4528	46.14	346,050	1955	1955		0	0	50.00	50.00
3 REC FACIL 0% - 0 Heated Area: 7500 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 3 of 4	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			591,281
TOTAL MARKET OB/XF VALUE			46,371
TOTAL LAND VALUE - MARKET			17,500
TOTAL MARKET VALUE			655,152
SOH/AGL Deduction			0
ASSESSED VALUE			655,152
TOTAL EXEMPTION VALUE	03		655,152
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			655,152
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			655,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1747	3/16/2023	WD	U	I	18	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: COLUMBIA COUNTY, FL						

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

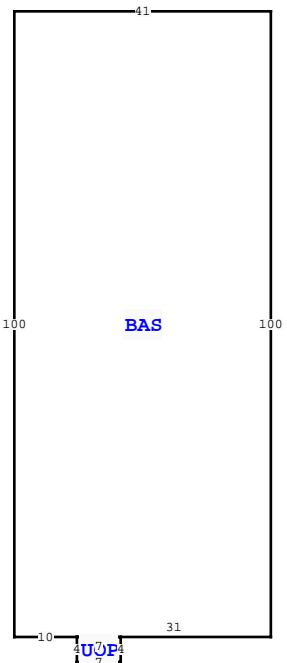
BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W75 S100 E75 N100\$.	

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	01 FLAT 100
Roof Cover	04 BUILT-UP 100
Interior Wall	04 PLYWOOD 100
Interior Floo	06 VINYL ASB 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Fixtures	17 100
Frame	03 MASONRY 100
Story Height	10 100
RMS	4 100
Stories	0 0 100
Units	0 100
Condition Adj	03 03 100
Quality	05 05
DOR CODE	8600 COUNTY IMP
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	810317.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	4,100
UOP	28
PCT OF BASE	100
YEAR	
TOT ADJ AREA	4,100
SUBAREA MARKET VALUE	88,888
TOTALS	4,128
TOTALS	4,106
TOTALS	89,018

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5800	04	4,106	80.2988	43.36	178,036	1955	1955	0	0	50.00	50.00
4 REC FACIL 0% - 0			Heated Area: 4100			HX Base Yr					



255 NE COACH ANDERS LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 4 of 4	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			591,281
TOTAL MARKET OB/XF VALUE			46,371
TOTAL LAND VALUE - MARKET			17,500
TOTAL MARKET VALUE			655,152
SOH/AGL Deduction			0
ASSESSED VALUE			655,152
TOTAL EXEMPTION VALUE	03	655,152	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			655,152
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			655,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/1747	3/16/2023	WD	U	I	18	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: COLUMBIA COUNTY, FL						

BUILDING NOTES	

**BUILDING DIMENSIONS**  
 BAS= W41 S100 E10 UOP= S4 E7N4 W7S E31 N100S.

EXTRA FEATURES																
L N	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													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	