N DIV: ALL BLOCK 71.

342-381, WD 1436-1336

CITY OF LAKE CITY, FLORIDA
205 N MARION AVE
LAKE CITY, FL 32055

2027

00-00-00-11983-000

BUILDING CHARACTERISTICS

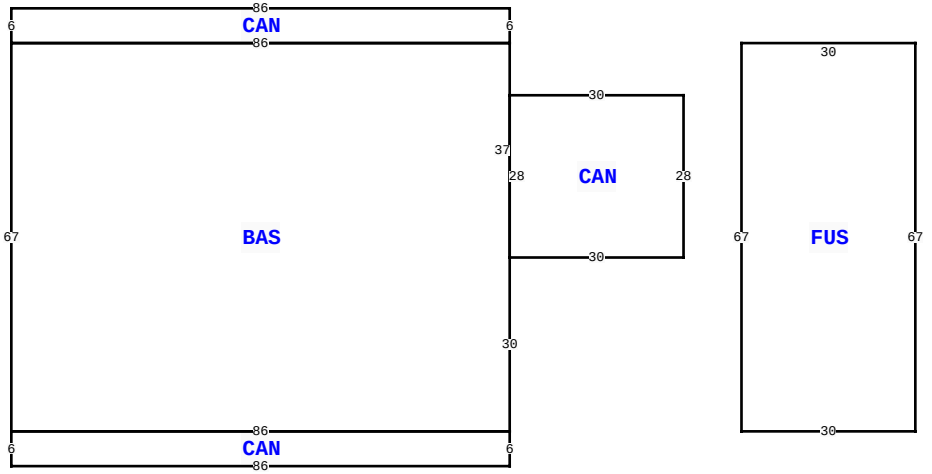
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		9 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,762	100		5,762	342,782
CAN	516	30		155	9,221
CAN	516	30		155	9,221
CAN	840	30		252	14,992
FUS	2,010	100		2,010	119,575
TOTALS	9,644			8,334	495,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9300	04	8,334	129.3304	118.98	991,579	1977	1980	0	0	0	50.00	50.00

1 GOVT BLDG 0% - 2022 Heated Area: 7772 HX Base Yr



173 NW HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	1977	1977	3	100	2,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	
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	2.00	UT	5,000.00	5,000.00	100	0	0	3	100	10,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		495,790
TOTAL MARKET OB/XF VALUE		37,500
TOTAL LAND VALUE - MARKET		176,400
TOTAL MARKET VALUE		709,690
SOH/AGL Deduction		0
ASSESSED VALUE		709,690
TOTAL EXEMPTION VALUE	04	709,690
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		709,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		709,690

COA PER TCO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
498	REMODEL	500	10/19/2012
3775	REMODEL	150	06/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1336	4/30/2021	WD	U	I	18	1,100,000

GRANTOR: COLUMBIA COUNTY BANK

GRANTEE: CITY OF LAKE CITY,

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N6 W86 S6 E86$ BAS= W86S67CAN= S6 E86 N6 W86$ E86 N30 CAN= E30 N28 W30 S28$ N37$ PTR=E70 FUS= W30 S67 E30 N67$ W70$.

LAND DESCRIPTION

TOTAL OB/XF 37,500

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	8900	C	MUNICIPAL	0		*C-CBD	210.00	210.00	44,100.00	SF		1.00	1.00	1.00	4.00	4.00	176,400							

REVIEW DATE 03/05/2026 BY JB Total Acres: 1.01 Total Land Value: 176,400 Market: 0 Agricultural: 0 Common: 176,400 PRINTED 11/17/2026 BY SYS