

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		15	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		30	100
Stories	2.	2.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,942	100	
CAN	25	30	
CAN	48	30	
CAN	172	30	
CAN	1,490	30	
FOP	28	30	
FST	1,548	50	
FUS	3,076	100	
TOTALS	12,329		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 2026									Heated Area: 9018 HX Base Yr	

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VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		569,651	
TOTAL LAND VALUE - MARKET		35,428	
TOTAL MARKET VALUE		21,780	
SOH/AGL Deduction		626,859	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE	03	626,859	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		626,859	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		633,892	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1085	ADDN COMM	0	01/07/2009
718	DEMOLISH	50	04/23/2008
25316	REMODEL	0	12/18/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/2352	4/13/2026	WD	U	I	18	100

GRANTOR: LAKE SHORE HOSPITAL A
GRANTEE: COLUMBIA COUNTY, FL

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1891	10/13/2025	WD	U	I	18	100

GRANTOR: LAKE SHORE HOSPITAL A
GRANTEE: COLUMBIA COUNTY, FL

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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC, PAVMT	0	0	0	2,976.00	UT	3.00	3.00	100	2007	2007	3	100	8,928	
3	0100	ELEV. PASS	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	26,000	

259 NE FRANKLIN ST, LAKE CITY

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W30 S30 W60 CAN= W4 S43 E4 N43\$ S43 E74 CAN= S4 E12 N4 W12\$ E12 N15 E48 N6 FOP= E4 N7 W4 S7\$ N22 W39 CAN= N5 W5 S5 E5\$ W5 N30\$ PTR=N10 CAN= N11 FUS= N4 E48 N28 W44 N30 W30 S62 E26\$ W26 N32 W28 FST= W36 S43 E36 N43\$ S43 E54\$ S10\$.

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		00	0.00	0.00	21,780.00	SF		1.00	1.00	1.00	1.00	21,780							