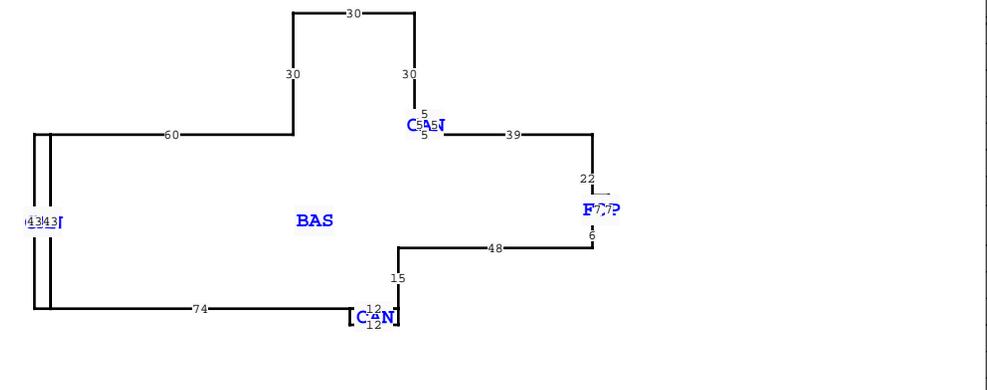


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		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

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	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			585,034
TOTAL MARKET OB/XF VALUE			35,428
TOTAL LAND VALUE - MARKET			21,780
TOTAL MARKET VALUE			642,242
SOH/AGL Deduction			0
ASSESSED VALUE			642,242
TOTAL EXEMPTION VALUE	03	642,242	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			642,242
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

Quality		05 05	
DOR CODE		8600 COUNTY IMP	
MAP NUM		MKT AREA 07	
NEIGHBORHOOD/LOC		830317.00 1.00/	

259 NE FRANKLIN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC, PAVMT	0	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	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	26,000	

TOTAL OB/XF														35,428			
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BUILDING NOTES													
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**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 35,428										
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	1.00	21,780							