N DIV: S1/2 OF BLOCK 104.
ORB 458-684. (PHYSICIANS OFFICES

LAKE SHORE HOSPITAL AUTHORITY
259 NE FRANKLIN ST
LAKE CITY, FL 32055

2026

00-00-00-12112-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		30 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		38 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07

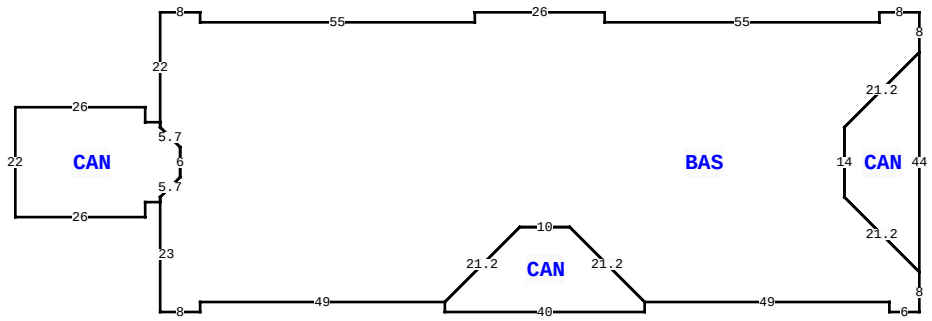
DOR CODE	1900	PROFESS SVC/BLD	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,774	100		7,774	368,799
CAN	435	30		130	6,167
CAN	455	30		136	6,452
CAN	660	30		198	9,393
TOTALS	9,324			8,238	390,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	8,238	115.7112	94.88	781,621	1981	1981	0	0	0	50.00	50.00

1 OFFICE MED 0% - 0 Heated Area: 7774 HX Base Yr



351 NE FRANKLIN ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		390,810
TOTAL MARKET OB/XF VALUE		5,957
TOTAL LAND VALUE - MARKET		22,050
TOTAL MARKET VALUE		418,817
SOH/AGL Deduction		0
ASSESSED VALUE		418,817
TOTAL EXEMPTION VALUE	20	418,817
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		418,817
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,747

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 S2 W55 N2 W26 S2 W55 N2 W8 S22 CAN= W3 N3 W26 S22 E26 N3 E3 N1 R4 U4 N6 U4 L4 N1$ S1 R4 D4 S6 D4 L4 S23 E8 N2 E49 CAN= S2 E40 N2 U15 L15 W10 L15 D15 $ U15 R15 E10 R15 D15 E49 S2 E6 N8 CAN= N44 L15 D15 S14 D15 R15 $ L15 U15 N14 U15 R15 N8$.

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	3,071.00	UT	1.50	1.50	100	1993	1993	3	100	4,607	
2	0260	PAVEMENT-A	0	0	0	0	1,500.00	UT	0.90	0.90	100	1993	1993	3	100	1,350	

LAND DESCRIPTION

TOTAL OB/XF 5,957

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	1910	C	MEDIC OFF	0		*RO	105.00	210.00	22,050.00	SF		1.00	1.00	1.00	1.00	1.00	22,050							

REVIEW DATE 10/28/2015 BY DF Total Acres: 0.51 Total Land Value: 22,050 Market: 0 Agricultural: 0 Common: 22,050 PRINTED 05/08/2026 BY SYS