

N DIV: COMM SW COR, RUN N 100 FT
 CONT N 99.5 FT, E 147.2 FT, S 90
 FT TO POB, EX S 6" DESC ORB 935-

CHRISTIAN SERVICE CENTER OF COLUMBIA COUNTY INC
 P O BOX 2285
 LAKE CITY, FL 32056

2026

00-00-00-12176-000



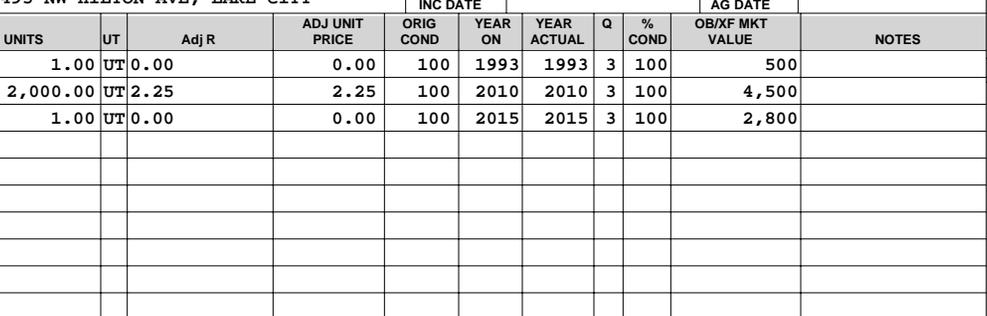
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		18 100
RMS		3 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	PREF	M B A	0% - 0		399,963	2010	2010	0	0	14.00	86.00	Heated Area: 6360 HX Base Yr	

493 NW HILTON AVE, LAKE CITY

L	OB/XF	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	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0166	CONC,PAVMT	0	0	10	200	2,000.00	UT	2.25	2.25	100	2010	2010	3	100	4,500	
3	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,800	

BUILDING CHARACTERISTICS	
Quality	05 05
DOR CODE	7500 NON-PROFIT / ORPHANA
MAP NUM	1010 MKT AREA 06
NEIGHBORHOOD/LOC	830317.00 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
AOF	1,272 150 1,908 90,150
BAS	5,088 100 5,088 240,400
CAN	50 30 15 709
CAN	50 30 15 709
MEZ	1,272 20 254 12,001
TOTALS	7,732 7,280 343,968



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE		343,968		
TOTAL MARKET OB/XF VALUE		7,800		
TOTAL LAND VALUE - MARKET		13,087		
TOTAL MARKET VALUE		364,855		
SOH/AGL Deduction		0		
ASSESSED VALUE		364,855		
TOTAL EXEMPTION VALUE	10	364,855		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		364,855		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		351,437		

SALE:4:1: THE S 6" OF HER LAND

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1573	COMMERCIAL	59	03/09/2010
1494	REMODEL	35	03/16/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1116/0029	4/03/2007	WD	U	I		38,500

GRANTOR: CITIFINANCIAL MORTGAG
 GRANTEE: CHRISTIAN SERVICE C
 1099/0295 10/04/2006 CT Q I 01 100
 GRANTOR: CLERK OF COURT (LUE J)
 GRANTEE: CITIFINANCIAL MORTG

BUILDING DIMENSIONS	
BAS=	W53 S57 CAN= W5 S10 E5 N10\$ S39 AOF= S24 E38 CAN= S5 E10 N5 W10\$ E15 N24 W53\$ E53 N96\$ PTR= E30 MEZ= E53 N24 W53 S24\$ W30\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	7100	C	CHURCH	0				0.00	0.00	13,776.00	SF		1.00	1.00	1.00	0.95	0.95	13,087								