W DIV: COMM SW COR OF BLK 310, R FT FOR POB, RUN N 208.49 FT, E 3 13.83 FT, S ALONG R/W FIRST ST 1

UNITED STATES OF AMERICA POST OFFICE
320 N 1ST ST
LAKE CITY, FL 32055

2027

00-00-00-12244-000

BUILDING CHARACTERISTICS

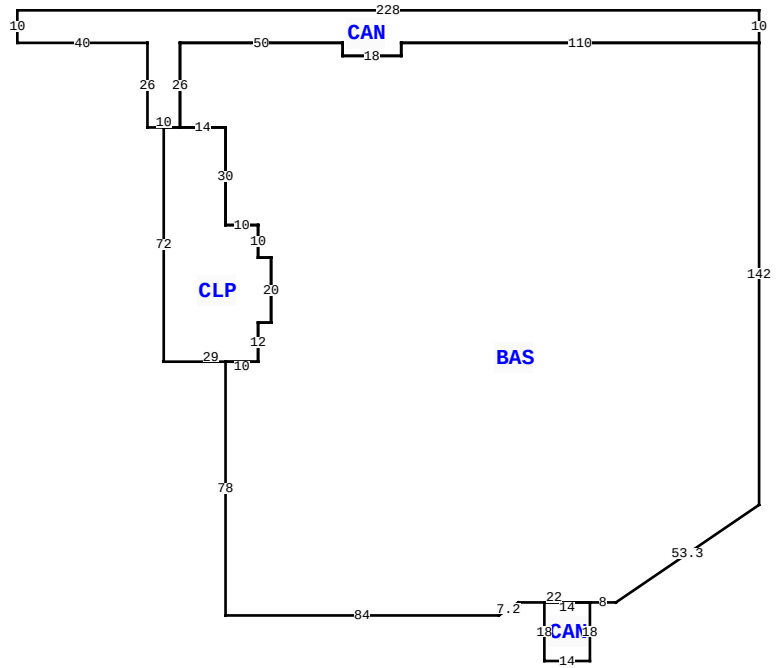
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 70
Interior Floo	11	CLAY TILE 30
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	8800	FEDERAL IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	27,688	100		27,688	2,181,502
CAN	252	30		76	5,988
CAN	2,612	30		784	61,771
CLP	1,868	40		747	58,855
TOTALS	32,420			29,295	2,308,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9300	04	29,295	105.7327	97.27	2,849,525	2007	2007	0	0	0	19.00	81.00

2 GOVT BLDG 0% - 0 Heated Area: 27688 HX Base Yr



250 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	5,672.00	UT	3.00	3.00	100	2007	2007	3	100	17,016	
2	0260	PAVEMENT-A	0	0	0	0	78,908.00	UT	3.00	3.00	100	2007	2007	3	100	236,724	
3	0140	CLFENCE 6	0	0	0	0	1,045.00	UT	9.50	9.50	100	2007	2007	3	100	9,928	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,308,115
TOTAL MARKET OB/XF VALUE		263,668
TOTAL LAND VALUE - MARKET		466,330
TOTAL MARKET VALUE		3,038,113
SOH/AGL Deduction		0
ASSESSED VALUE		3,038,113
TOTAL EXEMPTION VALUE	12	3,038,113
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,038,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,038,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3125	ADDN COMM	0	12/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1025/2531	8/13/2004	WD	Q	V	01	100

GRANTOR: CITY OF LAKE CITY

GRANTEE: UNITED STATES POSTA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W110 S4 W18 N4 W50 S26 CAN= W10 N26 W40 N10 E228 S10 W110 S4 W18 N4 W50 S26$ CLP= W5 S72 E29 N12 E4 N20 W4 N10 W10 N30 W14$ E14 S30 E10 S10 E4 S20 W4 S12 W10 S78 E84 R6 U4 E22 CAN= S18 W14 N18 E14$ E8 R44 U30 N142$.

LAND DESCRIPTION

TOTAL OB/XF 263,668

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	8800	C	FEDERAL	0		*CG	0.00	0.00	84,787.29	SF		1.00	1.00	1.00	5.50	5.50	466,330							

REVIEW DATE 11/01/2016 BY DF Total Acres: 1.95 Total Land Value: 466,330 Market: 0 Agricultural: 0 Common: 466,330 PRINTED 11/16/2026 BY SYS