W DIV:BEG INTERS S R/W ORANGE ST & W R/W SIXTH ST, RUN W 123 FT, S 157.88 FT TO N R/W OF

FLORIDA CREDIT UNION INC
P O BOX 5549
GAINESVILLE, FL 32602

**2027**

**00-00-00-12348-000**

## BUILDING CHARACTERISTICS

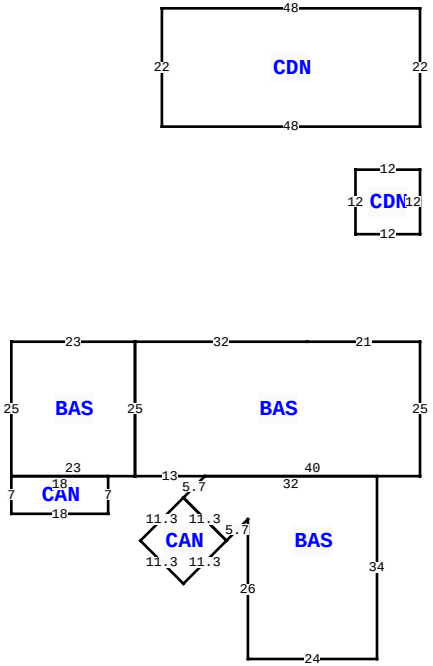
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 15 | HARDTILE 30 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 6 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 6 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 06 | 06 |
| DOR CODE | 2300 | FINANCIAL BLDG |
| 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 | 575 | 100 | | 575 | 44,720 |
| BAS | 912 | 100 | | 912 | 70,930 |
| BAS | 1,325 | 100 | | 1,325 | 103,050 |
| CAN | 126 | 30 | | 38 | 2,955 |
| CAN | 128 | 30 | | 38 | 2,955 |
| CDN | 144 | 35 | | 50 | 3,889 |
| CDN | 1,056 | 35 | | 370 | 28,777 |
| TOTALS | 4,266 | | | 3,308 | 257,275 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6200 | 04 | 3,308 | 126.1780 | 116.08 | 383,993 | 1992 | 2000 | 0 | 0 | 0 | 33.00 | 67.00 |

1 BANK 0% - 0 Heated Area: 2812 HX Base Yr




633 W DUVAL ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/11/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 257,275 |
| TOTAL MARKET OB/XF VALUE | 70,027 |
| TOTAL LAND VALUE - MARKET | 350,567 |
| TOTAL MARKET VALUE | 677,869 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 677,869 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 677,869 |
| TOTAL JUST VALUE | 677,869 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 677,869 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7155 | MAINT/ALTR | 80,466 | 12/08/2020 |
| 4044 | REMODEL | 350 | 11/29/2006 |
| 2915 | COMMERCIAL | 2,330 | 04/14/2004 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0774/0031 | 4/28/1993 | WD | U | I | 34 | 30,000 |
| GRANTOR: MARVIN L WHEELER | | | | | | |
| GRANTEE: FLORIDA CREDIT UNIO | | | | | | |
| 0754/1452 | 12/18/1991 | WD | Q | V | 02 | 0 |
| GRANTOR: CITY OF LAKE CITY | | | | | | |
| GRANTEE: FLORIDA CREDIT UNIO | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W21 W32 BAS= W23 S25 CAN= S7 E18 N7 W18 $ E23 N25$ S25 E13 BAS= D4 L4 CAN= L8 D8 D8 R8 R8 U8 U8 L8 $ R8 D8 U4 R4 S26 E24 N34 W32 $ E40 N25$ PTR= N20 CDN= N12 W12 S12 E12$ S20$ PTR= N40 CDN= N22 W48 S22 E48$ S40$.

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 20,297.00 | UT | 1.10 | 1.10 | 100 | 2004 | 2004 | 3 | 100 | 22,327 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,350.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 2,700 | |
| 3 | 0168 | PNEUMATIC | 0 | 0 | 0 | 0 | 4.00 | UT | 10,000.00 | 10,000.00 | 100 | 2004 | 2004 | 3 | 100 | 40,000 | |
| 4 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 5.00 | UT | 1,000.00 | 1,000.00 | 100 | 2004 | 2004 | 3 | 100 | 5,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 70,027

| 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 | 2300 | C | FINANCIAL | 0 | | *CG | 0.00 | 0.00 | 50,081.00 | SF | | 1.00 | 1.00 | 1.00 | 7.00 | 7.00 | 350,567 | | | | | | | |

REVIEW DATE 03/03/2026 BY JB Total Acres: 1.15 Total Land Value: 350,567 Market: 0 Agricultural: 0 Common: 350,567 PRINTED 11/17/2026 BY SYS