C DIV: ALL BLOCK 16 EX RD R/W.

ORB 740-1797-1804

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

**2026**

**00-00-00-12680-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 06 | VINYL ASB 50 |
| Interior Floo | 14 | CARPET 50 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 10 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 19 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |

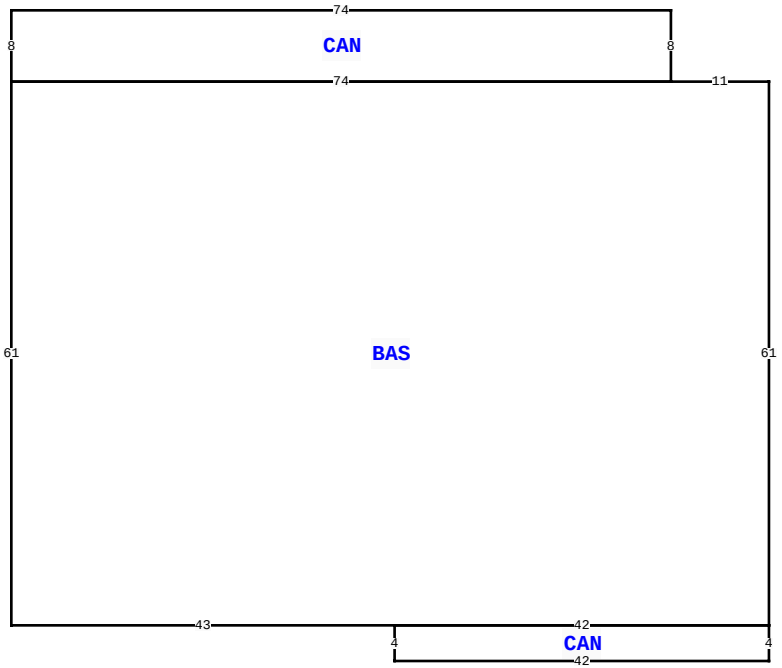
| | | | |
|---|---|---|---|
| DOR CODE | 8900 | MUNICIPAL IMP-EX | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 850317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 5,185 | 100 | | 5,185 | 142,899 |
| CAN | 168 | 30 | | 50 | 1,378 |
| CAN | 592 | 30 | | 178 | 4,906 |
| TOTALS | 5,945 | | | 5,413 | 149,182 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 5,413 | 72.5220 | 55.12 | 298,365 | 1971 | 1971 | 0 | 0 | 0 | 50.00 | 50.00 |

1 OFFICE LOW 0% - 0 Heated Area: 5185 HX Base Yr




225 NW MAIN BLVD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 149,182 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 170,100 |
| TOTAL MARKET VALUE | | 319,282 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 319,282 |
| TOTAL EXEMPTION VALUE | 04 | 319,282 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 319,282 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 315,358 |

LAND:1:1: 0.87 AC

SALE:1:1: CITY BOUGHT 3 PARCELS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045977 | Electrical Servic | 0 | 11/22/2022 |
| 2588 | COMMERCIAL | 0 | 02/21/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0748/1797 | 7/26/1991 | WD | U | I | 11 | 255,300 |

GRANTOR: MARTIN-BARNETT BANK

GRANTEE: CITY OF LAKE CITY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 CAN= N8 W74 S8 E74$W74 S61 E43 CAN= S4 E42 N4 W42$ E42 N61$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 8900 | C | MUNICIPAL | 0 | | *C-CBD | 210.00 | 180.00 | 35,300.00 | SF | | 1.00 | 1.00 | 1.00 | 4.50 | 4.50 | 158,850 | | | | | | | |
| 2 | 9105 | C | TOWER SITE | 0 | | | 0.00 | 0.00 | 2,500.00 | SF | | 1.00 | 1.00 | 1.00 | 4.50 | 4.50 | 11,250 | | | | | | | |

REVIEW DATE 04/28/2016 BY ME Total Acres: 0.87 Total Land Value: 170,100 Market: 0 Agricultural: 0 Common: 170,100 PRINTED 05/08/2026 BY SYS