C DIV: S1/2 EX 65 FT OFF W SIDE

ORB 404-04, 483-76, 749-659,

SUWANNEE VALLEY COMMUNITY COORDINATED CHILD CARE I
236 SW COLUMBIA AVE
LAKE CITY, FL 32025

2026

00-00-00-12761-000

BUILDING CHARACTERISTICS

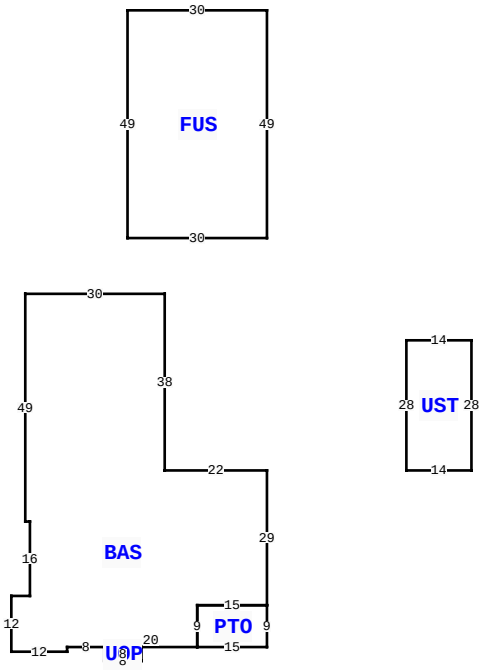
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		23 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	3,010	100		3,010	112,458
FUS	1,470	100		1,470	54,921
PTO	135	5		7	262
UOP	24	20		5	187
UST	392	40		157	5,866
TOTALS	5,031			4,649	173,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,649	91.8000	67.93	315,807	1924	1995	0	0	0	45.00	55.00

1 OFFICE LOW 0% - 0 Heated Area: 4480 HX Base Yr



236 SW COLUMBIA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		191,073
TOTAL MARKET OB/XF VALUE		22,848
TOTAL LAND VALUE - MARKET		26,644
TOTAL MARKET VALUE		240,565
SOH/AGL Deduction		0
ASSESSED VALUE		240,565
TOTAL EXEMPTION VALUE	10	240,565
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		240,565
NCON VALUE		29,680
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0749/0659	7/31/1991	WD	Q	I		56,000

GRANTOR: BERRY DETECTIVE A

GRANTEE: CHILD CARE INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 N38 W30 S49 E1 S16 W4 S12 E12 N1 E8 E20 N9 E15 N29 $
FUS=[ORIG=0,-50] N49 W30 S49 E30 $
UST=[ORIG=30,0] E14 N28 W14 S28 $
PTO=[ORIG=-15,38] E15 N9 W15 S9 $
UOP=[ORIG=-35,38] S3 E8 N3 W8 $
PTR=[ORIG=0,0] N50 S50 $
PTR=[ORIG=0,0] E30 W30 $
.

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	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0296	SHED METAL	0	0	12	14	168.00	UT	11.00	11.00	100	2008	2008	3	100	1,848	
4	0296	SHED METAL	0	0	10	14	140.00	UT	11.00	11.00	100	2008	2008	3	100	1,540	
5	0261	PRCH, UOP	0	0	0	14	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
9	0296	SHED METAL	0	0	20	18	360.00	UT	18.00	18.00	100	2026	2025		100	6,480	
10	0252	LEAN-TO W/	0	0	14	11	154.00	UT	5.00	5.00	100	2026	2025		100	770	

LAND DESCRIPTION

TOTAL OB/XF 13,188

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	1700	C	1STORY OFF	0		*RO	105.00	145.00	15,225.00	SF		1.00	1.00	1.00	1.75	1.75	26,644							

REVIEW DATE 03/05/2026 BY ME Total Acres: 0.35 Total Land Value: 26,644 Market: 0 Agricultural: 0 Common: 26,644 PRINTED 06/23/2026 BY SYS

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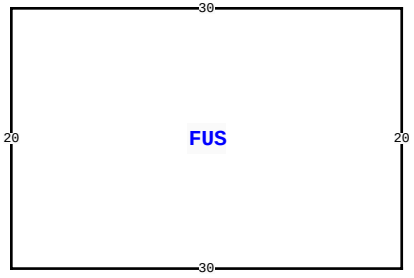
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

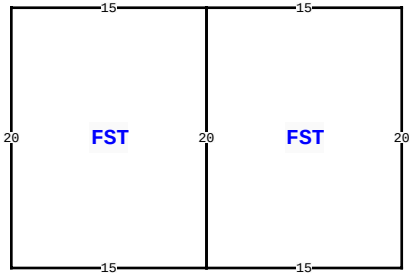
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FST	300	50		150	2,897
FST	300	50		150	2,897
FUS	600	100		600	11,586
TOTALS	1,200			900	17,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	900	52.1850	38.62	34,758	1940	1950	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 600 HX Base Yr





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GRANTEE: CHILD CARE INC

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BUILDING DIMENSIONS

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FST=[ORIG=0,0] W15 S20 E15 N20 $
FST=[ORIG=-15,0] W15 S20 E15 N20 $
PTR=[ORIG=0,0] N10 S10 $
.

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
11	0296	SHED METAL	0	0	14	10	140.00	UT	18.00	18.00	100	2026	2025		100	2,520	
12	0252	LEAN-TO W/	0	0	12	11	132.00	UT	5.00	5.00	100	2026	2025		100	660	
13	0296	SHED METAL	0	0	20	18	360.00	UT	18.00	18.00	100	2026	2025		100	6,480	

LAND DESCRIPTION

TOTAL OB/XF 9,660

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

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