

E DIV: BEG INTERS W LINE OF BLOC  
ST, RUN N 387.86 FT, E 60 FT, S  
S 209.82 FT, SW 9.77 FT, S 153.1

THE FOUNDATION FOR FLORIDA GATEWAY COLLEGE  
149 SE COLLEGE PLACE  
LAKE CITY, FL 32025

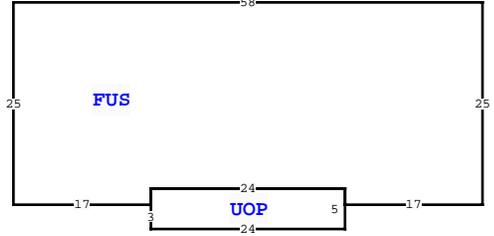
**2026**

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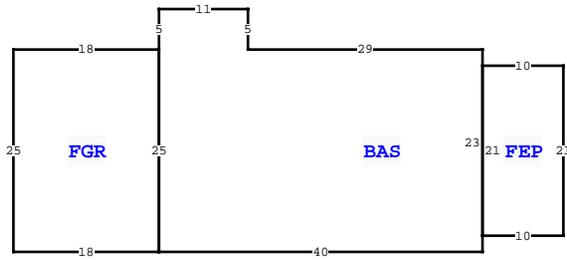
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 14 | PREFIN MT 100  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 12 | HARDWOOD 80    |
| Interior Floor           | 14 | CARPET 20      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             |    | N/A 100        |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 01 | NONE 100       |
| Stories                  | 2. | 2. 100         |
| Architectual Units       | 05 | CONV 100       |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |       |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0100               | 01  | 2,897     | 129.6950    | 147.85         | 428,321        | 1937 | 1985 | 0    | 0    | 0    | 35.00  | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 2457 HX Base Yr



|                  |                  |                 |      |              |                      |
|------------------|------------------|-----------------|------|--------------|----------------------|
| Quality          | 07               | 07              |      |              |                      |
| DOR CODE         | 1700             | OFFICE BLD 1STY |      |              |                      |
| MAP NUM          |                  | MKT AREA 06     |      |              |                      |
| NEIGHBORHOOD/LOC | 860317.00        | 1.00/           |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE     | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,055            | 100             |      | 1,055        | 101,388              |
| FEP              | 210              | 80              |      | 168          | 16,145               |
| FGR              | 450              | 55              |      | 248          | 23,834               |
| FUS              | 1,402            | 100             |      | 1,402        | 134,736              |
| UOP              | 120              | 20              |      | 24           | 2,306                |
| TOTALS           | 3,237            |                 |      | 2,897        | 278,409              |



COLUMBIA COUNTY PROPERTY PAGE 1 of 1

| VALUATION SUMMARY         |              | STANDARD  |
|---------------------------|--------------|-----------|
| VALUATION BY              | Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE     |              | 278,409   |
| TOTAL MARKET OB/XF VALUE  |              | 12,430    |
| TOTAL LAND VALUE - MARKET |              | 80,644    |
| TOTAL MARKET VALUE        |              | 371,483   |
| SOH/AGL Deduction         |              | 0         |
| ASSESSED VALUE            |              | 371,483   |
| TOTAL EXEMPTION VALUE     | 08           | 371,483   |
| BASE TAXABLE VALUE        |              | 0         |
| TOTAL JUST VALUE          |              | 371,483   |
| NCON VALUE                |              | 0         |
| INCOME VALUE              |              |           |
| PREVIOUS YEAR MKT VALUE   |              | 366,606   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |

| SALES DATA        |            |           |       |       |        |            |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0936/2462         | 10/05/2001 | WD        | Q     | I     |        | 165,000    |

GRANTOR: CHARLES T OZAKI  
GRANTEE: LAKE CITY COMM COLL

BUILDING NOTES

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS= W29 N5 W11 S5 FGR= W18 S25 E18 N25\$ S25 E40 N2 FEP= E10 N21 W10 S21\$ N23 PTR=N30 FUS= N25 W58 S25 E17 UOP= S3E24 N5 W24 S2\$ N2 E24 S2 E17 \$S30\$. |  |

| 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 |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 0 | 0 | 1.00     | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 1,000           |       |
| 2              | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00     | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 500             |       |
| 3              | 0260       | PAVEMENT-A  | 0   | 0   | 0 | 0 | 5,800.00 | UT | 1.85  | 1.85           | 100       | 2008    | 2008        | 3 | 100    | 10,730          |       |
| 4              | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00     | UT | 0.00  | 0.00           | 100       | 2011    | 2011        | 3 | 100    | 200             |       |

| LAND DESCRIPTION |          | TOTAL OB/XF |                      |     |     |          |       |       |             |           |     |          |        |         | 12,430     |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS         | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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   |     | *RSF-3   | 0.00  | 0.00  | 17,538.00   | SF        |     | 1.00     | 1.00   | 1.00    | 3.00       | 3.00           | 52,614     |                             |      |         |      |     |    |        |
| 2                | 1000     | C           | VACANT COMME         | 0   |     | *CG      | 0.00  | 0.00  | 11,212.00   | SF        |     | 1.00     | 1.00   | 1.00    | 2.50       | 2.50           | 28,030     |                             |      |         |      |     |    |        |