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

2027

00-00-00-13194-000

BUILDING CHARACTERISTICS

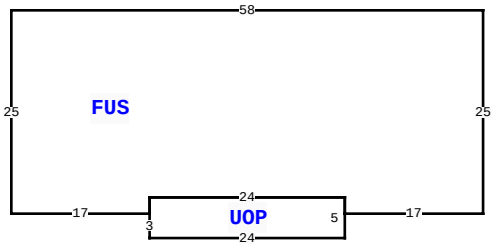
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type		N/A 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

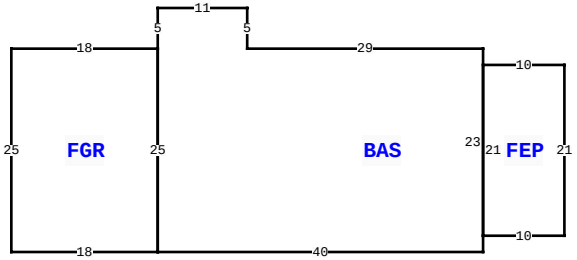
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,055	100		1,055	97,829
FEP	210	80		168	15,579
FGR	450	55		248	22,997
FUS	1,402	100		1,402	130,006
UOP	120	20		24	2,226
TOTALS	3,237			2,897	268,636

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	142.66	413,286	1937	1985	0	0	0	35.00	65.00

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





443 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		268,636
TOTAL MARKET OB/XF VALUE		12,430
TOTAL LAND VALUE - MARKET		92,216
TOTAL MARKET VALUE		373,282
SOH/AGL Deduction		0
ASSESSED VALUE		373,282
TOTAL EXEMPTION VALUE	08	373,282
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		373,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26-0144	REROOF	41,060	03/12/2026

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 $S30$.

LAND DESCRIPTION

TOTAL OB/XF 12,430

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		*RSF-3	0.00	0.00	17,538.00	SF		1.00	1.00	1.00	3.50	3.50	61,383							
2	1000	C	VACANT COMME	0		*CG	0.00	0.00	11,212.00	SF		1.00	1.00	1.00	2.75	2.75	30,833							

REVIEW DATE 10/21/2016 BY DF Total Acres: 0.66 Total Land Value: 92,216 Market: 0 Agricultural: 0 Common: 92,216 PRINTED 11/16/2026 BY SYS