E DIV: BEG INTERS E LINE BLOCK 2
ST, RUN N 100 FT, W 88.31 FT, S
R/W DUVAL ST, E ALONG R/W 89.84

THE FOUNDATION OF FLORIDA GATEWAY COLLEGE INC
149 SE COLLEGE PL
LAKE CITY, FL 32025

2026

00-00-00-13197-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

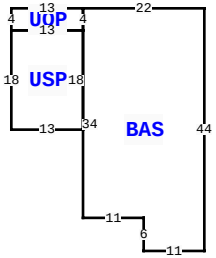
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	12	REINFO/CON 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

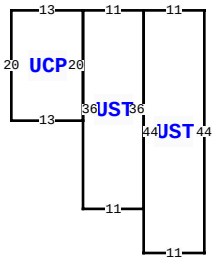
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	902	100		902	35,875
UCP	260	20		52	2,068
UOP	52	20		10	398
USP	234	35		82	3,262
UST	396	45		178	7,080
UST	484	45		218	8,670
TOTALS	2,328			1,442	57,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,442	53.6760	61.19	88,236	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 902 HX Base Yr





427 E DUVAL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		57,353
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		22,362
TOTAL MARKET VALUE		79,715
SOH/AGL Deduction		0
ASSESSED VALUE		79,715
TOTAL EXEMPTION VALUE	08	79,715
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		79,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/1386	2/25/2026	WD	U	I	41	110,000
GRANTOR: BLOW RYDERWOOD, LLC						
GRANTEE: THE FOUNDATION FOR						
1563/1167	2/25/2026	WD	Q	I	01	100,000
GRANTOR: BLOW RYDERWOOD LLC						
GRANTEE: THE FOUNDATION OF F						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W11 UST= W11 UCP= W13 S20 E13 N20$ S36 E11 N36$ S44 E11 N44$ PTR=N30 BAS= N44 W22 UOP= W13 S4 E13 N4$ S4 USP= W13 S18 E13 N18$ S34 E11 S6 E11$ S30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0100	C	SFR	0		*CG	0.00	0.00	8,945.00	SF		1.00	1.00	1.00	2.50	2.50	22,362							

REVIEW DATE 01/14/2026 BY TP Total Acres: 0.21 Total Land Value: 22,362 Market: 0 Agricultural: 0 Common: 22,362 PRINTED 05/08/2026 BY SYS