S DIV: LOTS 3 THUR 9 & N 1/2 LOT
THRU 18 & 55 FT OFF W END OF LOT
S1/2 OF LOT 13 EX 50 FT OFF E SI

VICTORY CHRISTIAN TEACHING MINISTRIES INC
445 SW ALACHUA AVE
LAKE CITY, FL 32025

2027

00-00-00-13852-000

BUILDING CHARACTERISTICS

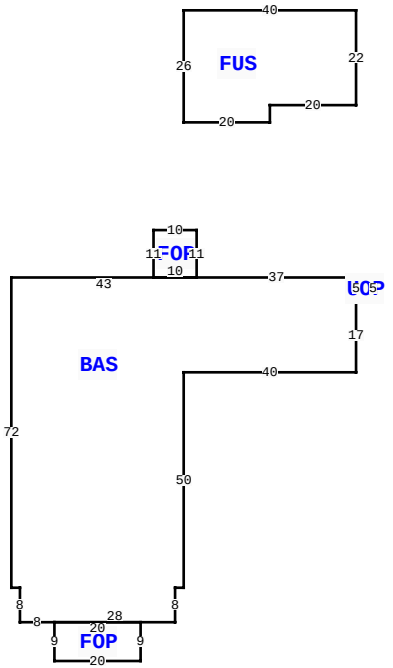
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,048	100		4,048	123,444
FOP	110	30		33	1,007
FOP	180	30		54	1,647
FUS	960	100		960	29,275
UOP	20	20		4	122
TOTALS	5,318			5,099	155,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9100	04	5,099	79.2050	60.99	310,988	1961	1961	0	0	0	50.00	50.00

1 CHURCH 0% - 0 Heated Area: 5008 HX Base Yr



445 SW ALACHUA AVE, 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	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		214,872
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		75,435
TOTAL MARKET VALUE		290,507
SOH/AGL Deduction		0
ASSESSED VALUE		290,507
TOTAL EXEMPTION VALUE	02	290,507
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		290,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1731	MAINT/ALTR	75	05/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1240/2575	8/31/2012	WD	Q	I	05	277,000
GRANTOR: LAKE CITY CHURCH OF T						
GRANTEE: VICTORY CHRISTIAN T						
1229/0244	9/30/2011	WD	U	I	17	150,000
GRANTOR: DANA PEARSON						
GRANTEE: LAKE CITY CHURCH OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 FOP= N11 W10 S11 E10$ W43 S72 E2 S8 E8 FOP= S9 E20 N9 W20$ E28 N8 E2 N50 E40 N17 UOP= E4 N5 W4 S5$ N5$PTR=N40 FUS= N22 W40 S26 E20N4 E20$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	7100	C	CHURCH	0		*RO	0.00	0.00	30,174.00	SF		1.00	1.00	1.00	2.50	2.50	75,435							

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.69 Total Land Value: 75,435 Market: 0 Agricultural: 0 Common: 75,435 PRINTED 11/16/2026 BY SYS

S DIV: LOTS 3 THUR 9 & N 1/2 LOT
THRU 18 & 55 FT OFF W END OF LOT
S1/2 OF LOT 13 EX 50 FT OFF E SI

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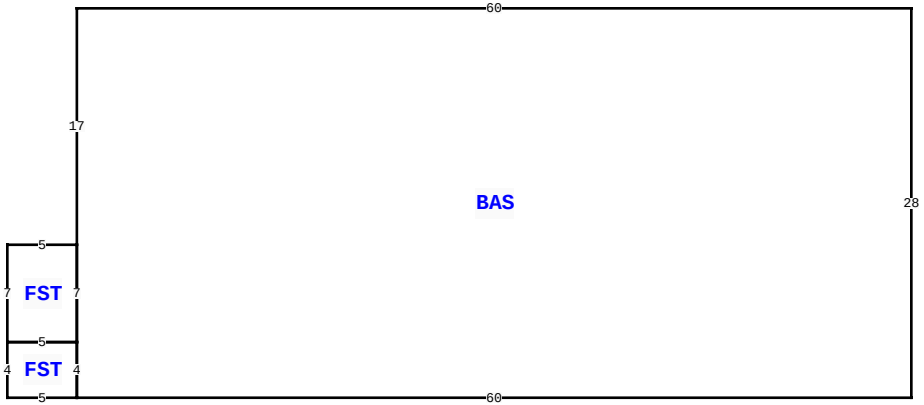
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	58,405
FST	20	50		10	348
FST	35	50		18	626
TOTALS	1,735			1,708	59,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9100	04	1,708	90.3000	69.53	118,757	1950	1950	0	0	0	50.00	50.00

2 CHURCH 0% - 0 Heated Area: 1680 HX Base Yr



445 SW ALACHUA AVE, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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TOTAL MARKET VALUE		290,507
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ASSESSED VALUE		290,507
TOTAL EXEMPTION VALUE	02	290,507
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		290,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1229/0244	9/30/2011	WD	U	I	17	150,000
GRANTOR: DANA PEARSON						
GRANTEE: LAKE CITY CHURCH OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S17 FST= W5 S7 E5 N7$ S7 FST= W5 S4 E5 N4$ S4 E60 N28$.

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

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.69 Total Land Value: 75,435 Market: 0 Agricultural: 0 Common: 75,435 PRINTED 11/16/2026 BY SYS