

S DIV: COMM NE COR BLOCK 315,  
 RUN S 94.50 FT FOR POB, CONT  
 S 455.88 FT, W 65.26 FT TO

FIRST FEDERAL SAVINGS BANK OF FLORIDA  
 P O BOX 2029  
 LAKE CITY, FL 32056

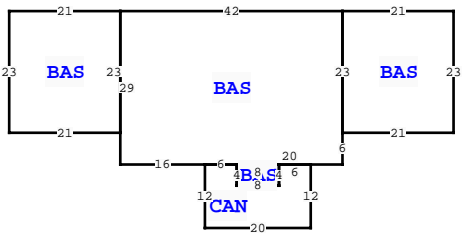
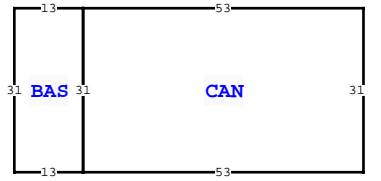
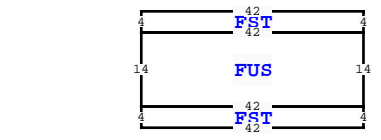
2026

00-00-00-14098-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		8 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	BRNCH BANK	0%	- 0									Heated Area: 3207 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	32	100		32	1,692
BAS	403	100		403	21,303
BAS	483	100		483	25,532
BAS	483	100		483	25,532
BAS	1,218	100		1,218	64,384
CAN	208	30		62	3,278
CAN	1,643	30		493	26,060
FST	168	50		84	4,440
FST	168	50		84	4,440
FUS	588	100		588	31,082
<b>TOTALS</b>	<b>5,394</b>			<b>3,930</b>	<b>207,740</b>

669 SW MAIN BLVD, LAKE CITY

BLD DATE	LGL DATE	05/11/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	7,940	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0168	PNEUMATIC	0	0	0	0	4.00	UT	10,000.00	10,000.00	100	2002	2002	3	100	40,000	
5	0166	CONC, PAVMT	0	0	3	25	75.00	UT	2.00	2.00	100	2002	2002	3	100	150	
6	0260	PAVEMENT-A	0	0	0	0	7,510.00	UT	1.10	1.10	100	2002	2002	3	100	8,261	

EXTRA FEATURES																
TOTAL OB/XF 57,851																

LAND DESCRIPTION																								
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	2300	C	FINANCIAL	0		00	455.00	77.00	36,590.00	SF		1.00	1.00	1.00	5.50	5.50	201,245							

TOTAL OB/XF 57,851																
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE				207,740	
TOTAL MARKET OB/XF VALUE				57,851	
TOTAL LAND VALUE - MARKET				201,245	
TOTAL MARKET VALUE				466,836	
SOH/AGL Deduction				0	
ASSESSED VALUE				466,836	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				466,836	
TOTAL JUST VALUE				466,836	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				430,246	
PRCL:0:1: DOR 2008 IDS					
SALE:3:1: BANK BOUGHT THIS PARCEL TO EXPAND THEIR					
SALE:1:1: THIS WAS VAC AT TIME OF SALE-NEW CONST					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2662	ADDN COMM	840	05/14/2002		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0955/0434	6/06/2002	WD Q	Q	I	01	100
GRANTOR: EDWIN & PRISCILLA MCM						
GRANTEE: FIRST FEDERAL SAVIN						
0955/0432	6/06/2002	WD Q	Q	I	01	150,000
GRANTOR: EDWIN & PRISCILLA B W						
GRANTEE: FIRST FEDERAL SAVIN						

BUILDING NOTES																
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**BUILDING DIMENSIONS**  
 BAS= W42 BAS= W21 S23 E21 N23\$ S29 E16 CAN= S12 E20 N12 W6 S4  
 W8 N4 W6\$ E6 BAS= S4 E8 N4 W8\$ E20 N6 BAS= E21 N23 W21 S23\$  
 N23\$ PTR=N60 FST= N4 FUS= N14 FST= N4 W42 S4 E42\$ W42 S14  
 E42\$ W42 S4 E42\$ S60\$ PTR= N10 CAN= N31 W53 BAS= W13 S31  
 E13 N31\$ S31 E53\$ S10\$ .