COMM NW COR OF SE1/4 OF NW1/4, S
R/W OF SR-247, N 41 DEG E 480 FT
304.56 FT FOR POB, N 41 DEG E 21

FLORIDA FIRST COAST INVESTMENT CORP
677 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

2026

01-4S-16-02656-000

BUILDING CHARACTERISTICS

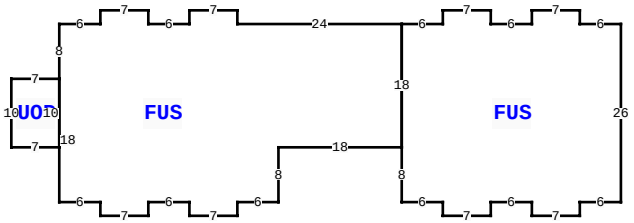
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2400	INSURANCE COMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

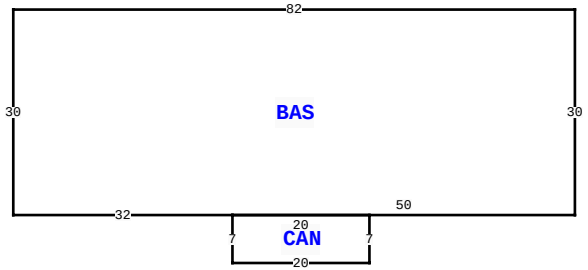
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100		2,460	143,786
CAN	140	30		42	2,455
FUS	888	100		888	51,903
FUS	1,212	100		1,212	70,841
UOP	70	20		14	818
TOTALS	4,770			4,616	269,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,616	97.5120	72.16	333,091	2007	2007	0	0	0	19.00	81.00

2 OFFICE LOW 0% - 2026 Heated Area: 4560 HX Base Yr





677 SW BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	269,804
TOTAL MARKET OB/XF VALUE	13,200
TOTAL LAND VALUE - MARKET	69,500
TOTAL MARKET VALUE	352,504
SOH/AGL Deduction	0
ASSESSED VALUE	352,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,504
TOTAL JUST VALUE	352,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25569	COMMERCIAL	1,470	02/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2645	9/26/2025	WD	U	I	11	100
GRANTOR: SLAY MARVIN H						
GRANTEE: FLORIDA FIRST COAST						
0936/1198	9/27/2001	WD	Q	I		85,000
GRANTOR: DAVID R STAMPER, SR &						
GRANTEE: MARVIN H & MARY T S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W82 S30 E32 E50 N30 $
FUS=[ORIG=-82,-30] E6 S2 E7 N2 E6 S2 E7 N2 E6 N8 E18 N18 W24 N2 W7 S2 W6 N2 W7 S2 W6 S8 S18 $
FUS=[ORIG=-32,-38] S8 E6 S2 E7 N2 E6 S2 E7 N2 E6 N26 W6 N2 W7 S2 W6 N2 W7 S2 W6 S18 $
CAN=[ORIG=-50,30] S7 E20 N7 W20 $
UOP=[ORIG=-82,-48] W7 S10 E7 N10 $
PTR=[ORIG=-82,0] N30 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
1	0166	CONC,PAVMT	0	0	0	0	4,400.00	UT	3.00	3.00	100	2007	2007	3	100	13,200	

LAND DESCRIPTION

TOTAL OB/XF 13,200

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	2400	C	INSUR CO	0			95.00	210.00	19,857.00	SF		1.00	1.00	1.00	3.50	3.50	69,500							

REVIEW DATE 04/25/2024 BY TP Total Acres: 0.46 Total Land Value: 69,500 Market: 0 Agricultural: 0 Common: 69,500 PRINTED 06/22/2026 BY SYS