COMM INTERS OF N LINE OF SEC
& W RW ACL RR, RUN S 29 DEG W
RR R/W 1051.40 FT, W 213.61 FT

CARC ADVOCATES FOR CITIZENS WITH DISABILITIES INC
512 SW SISTERS WELCOME ROAD
LAKE CITY, FL 32025

**2027**

**01-4S-16-02668-001**

## BUILDING CHARACTERISTICS

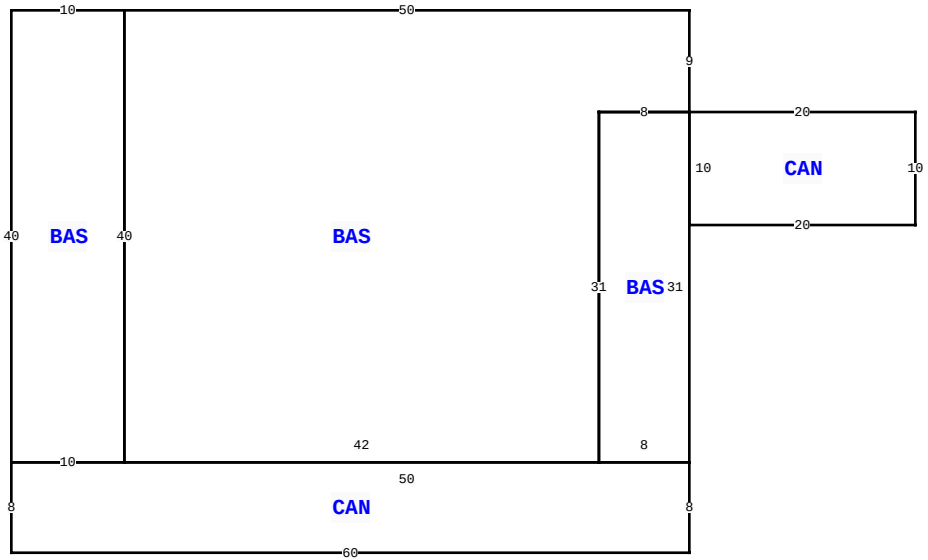
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 17 | MSNRY STUC 30 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 7 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 7500 | NON-PROFIT / ORPHANA |
| 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 | 248 | 100 | | 248 | 10,369 |
| BAS | 400 | 100 | | 400 | 16,724 |
| BAS | 1,752 | 100 | | 1,752 | 73,253 |
| CAN | 200 | 30 | | 60 | 2,509 |
| CAN | 480 | 30 | | 144 | 6,021 |
| TOTALS | 3,080 | | | 2,604 | 108,876 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 2,604 | 102.7312 | 76.02 | 197,956 | 1981 | 1995 | 0 | 0 | 0 | 45.00 | 55.00 |

1 OFFICE LOW 0% - 0 Heated Area: 2400 HX Base Yr




526 SW SISTERS WELCOME RD, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 108,876 |
| TOTAL MARKET OB/XF VALUE | | 10,436 |
| TOTAL LAND VALUE - MARKET | | 55,555 |
| TOTAL MARKET VALUE | | 174,867 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 174,867 |
| TOTAL EXEMPTION VALUE | 10 | 174,867 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 174,867 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 174,867 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047800 | Roof Replacement | 29,500 | 08/01/2023 |
| 17167 | REMODEL | 149 | 07/05/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0868/1971 | 11/02/1998 | WD | Q | I | | 100,000 |

GRANTOR: SCAFF

GRANTEE: CARC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W50 BAS= W10 S40 E10 N40$ S40 CAN= W10 S8 E60 N8 W50$
E42 BAS= E8 N31 W8 S31$ N31 E8 CAN= S10 E20 N10 W20$ N9$.

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 115 | 100 | 11,500.00 | UT | 0.90 | 0.90 | 70 | 0 | 0 | 3 | 70 | 7,245 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 33 | 18 | 594.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 891 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 2.00 | UT | 250.00 | 250.00 | 100 | 2001 | 2001 | 3 | 100 | 500 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |
| 5 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 500 | |
| 6 | 0262 | PRCH,FOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,436

| 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 | | CG | 0.00 | 0.00 | 22,222.00 | SF | | 1.00 | 1.00 | 1.00 | 2.50 | 2.50 | 55,555 | | | | | | | |

REVIEW DATE 03/09/2026 BY JB Total Acres: 0.51 Total Land Value: 55,555 Market: 0 Agricultural: 0 Common: 55,555 PRINTED 11/16/2026 BY SYS