114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		23 100
Frame	05	STEEL 100
Story Height		28 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03

DOR CODE 8901 MUNICIPAL IMP- NON- EX

MAP NUM | MKT AREA 06

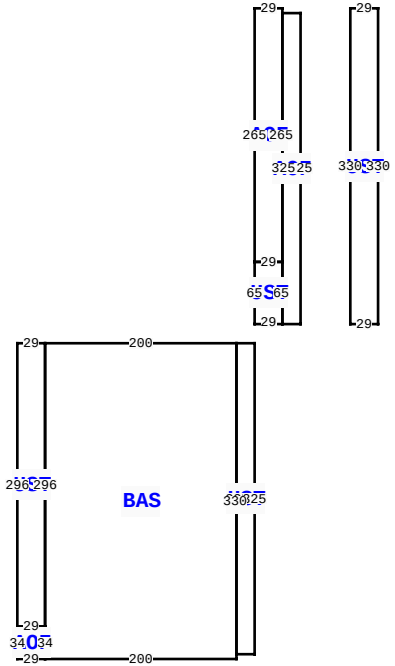
NEIGHBORHOOD/LOC 1417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	986	150		1,479	9,957
AOF	6,175	150		9,262	62,352
AOF	7,685	150		11,528	77,606
BAS	66,000	100		66,000	444,312
UST	1,885	50		942	6,342
UST	6,175	50		3,088	20,788
UST	8,584	50		4,292	28,894
UST	9,570	50		4,785	32,213
TOTALS	107,060			101,376	682,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	101,376	90.9720	33.66	3,412,316	1960	1960	30	0	0	50.00	20.00

1 AIR HANGAR 0% - 0 Heated Area: 80846 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 18 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047884	Roof Replacement	74,000	08/11/2023
1222	STORAGE	120	05/07/2009
182	MAINT/ALTR	1,756	07/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UST= W19 BAS= W200 UST= W29 S 296 E29 N296$ S296 AOF= W29 S 34 E29 N34$ S34 E200 N330$S325E19 N325$ PTR= N20 UST= E29 AOF= E19 N325 W19 S325$ N65 AOF= N265 W29 S265 E29$ W29 S 65$ S20$ PTR= N20 E100 UST= E29N330 W29 S330$ W100 S20$.

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	0294	SHED WOOD/	0	0	29	16	1.00	UT	600.00	600.00	100	0	0	3	100	600	
2	0294	SHED WOOD/	0	0	40	28	1.00	UT	800.00	800.00	100	0	0	3	100	800	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	0	0	3	100	400	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	240.00	240.00	100	0	0	3	100	240	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	0	0	3	100	3,200	
6	0210	GARAGE U	0	0	0	0	1.00	UT	600.00	600.00	100	0	0	3	100	600	
7	0296	SHED METAL	0	0	26	50	1.00	UT	7,488.00	7,488.00	100	0	0	3	100	7,488	
8	0030	BARN,MT	0	0	20	40	1.00	UT	4,032.00	4,032.00	100	0	0	3	100	4,032	
9	0294	SHED WOOD/	0	0	25	50	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
10	0294	SHED WOOD/	0	0	30	40	1.00	UT	3,600.00	3,600.00	100	0	0	3	100	3,600	

TOTAL OB/XF 22,160

LAND DESCRIPTION

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	4200	C	HEAVY MFG	0		00	0.00	0.00	114.56	AC		1.00	1.00	0.40	6,000.00	2,400.00	274,944							

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

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BUILDING CHARACTERISTICS

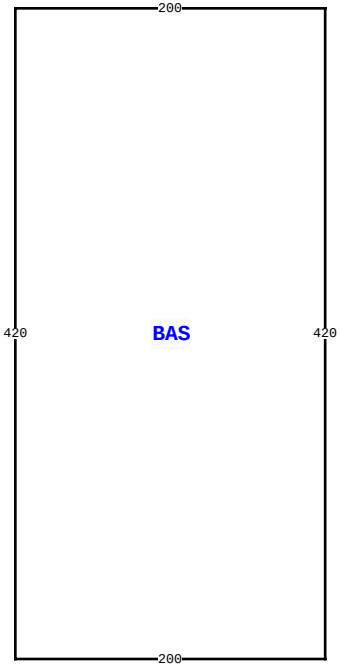
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		28 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84,000	100		84,000	508,872
TOTALS	84,000			84,000	508,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	84,000	81.8748	30.29	2,544,360	1960	1960	30	0	0	50.00	20.00

2 AIR HANGAR 0% - 0 Heated Area: 84000 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 18 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W200 S420 E200 N420$.

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
11	0285	SALVAGE	0	0	35	22	1.00	UT	4,402.40	4,402.40	100	0	0	3	100	4,402	

LAND DESCRIPTION

TOTAL OB/XF 4,402

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 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

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BUILDING CHARACTERISTICS

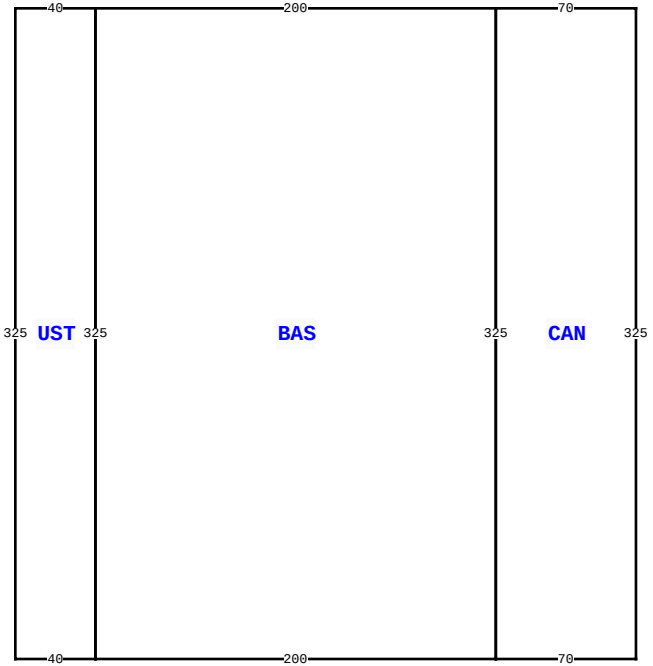
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		28 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	65,000	100		65,000	393,770
CAN	22,750	30		6,825	41,346
UST	13,000	50		6,500	39,377
TOTALS	100,750			78,325	474,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	78,325	81.8748	30.29	2,372,464	1960	1960	30	0	0	50.00	20.00

3 AIR HANGAR 0% - 0 Heated Area: 65000 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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 3 of 18 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W70 BAS= W200 UST= W40 S325 E40 N325$ S325 E200 N325 $ S325 E70 N325 $.

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 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

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CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
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2027

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	10	STEEL FRME 100
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Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		15 100
Frame	05	STEEL 100
Story Height		30 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03

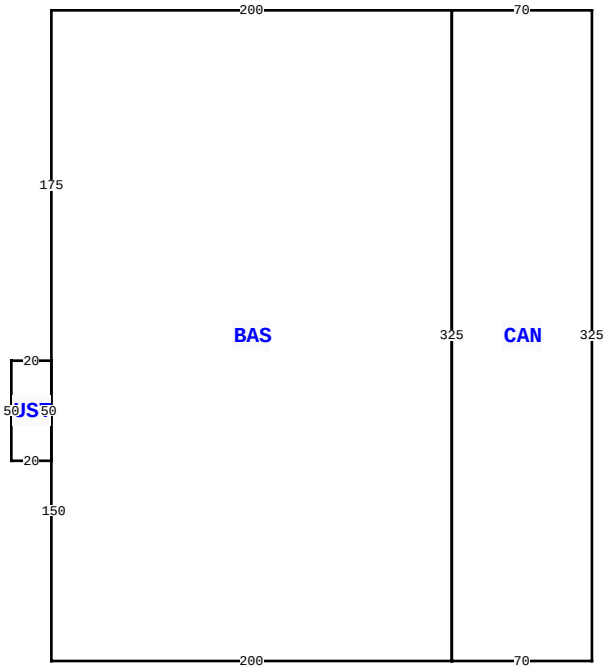
DOR CODE	8901	MUNICIPAL IMP- NON- EX	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	65,000	100		65,000	454,090
CAN	22,750	30		6,825	47,679
UST	1,000	50		500	3,493
TOTALS	88,750			72,325	505,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	72,325	94.3920	34.93	2,526,312	1960	1960	30	0	0	50.00	20.00

4 AIR HANGAR 0% - 0 Heated Area: 65000 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 18 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W70 BAS= W200 S175 UST= W20 S50 E20 N50$ S150 E200 N 325$ S325 E70 N325$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

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102 SE ACADEMIC AVE
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BUILDING CHARACTERISTICS

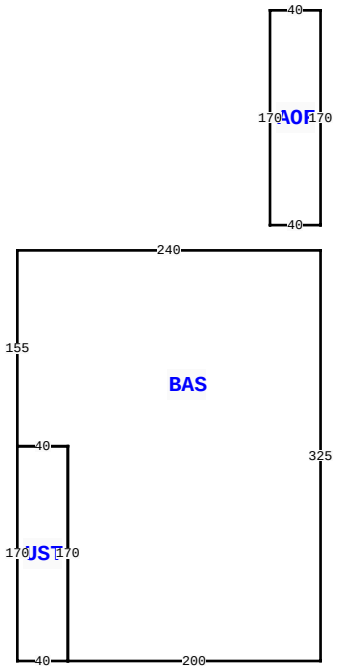
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		11 100
Frame	05	STEEL 100
Story Height		30 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	6,800	150		10,200	71,257
BAS	71,200	100		71,200	497,403
UST	6,800	50		3,400	23,752
TOTALS	84,800			84,800	592,413

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	84,800	94.3920	34.93	2,962,064	1960	1960	30	0	0	50.00	20.00

5 AIR HANGAR 0% - 0 Heated Area: 78000 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:
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BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W240 S155 UST= S170 E40 N170 W40$ E40 S170 E200 N325 $
PTR= N20 AOF= W40 N170 E40 S170$ S20$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

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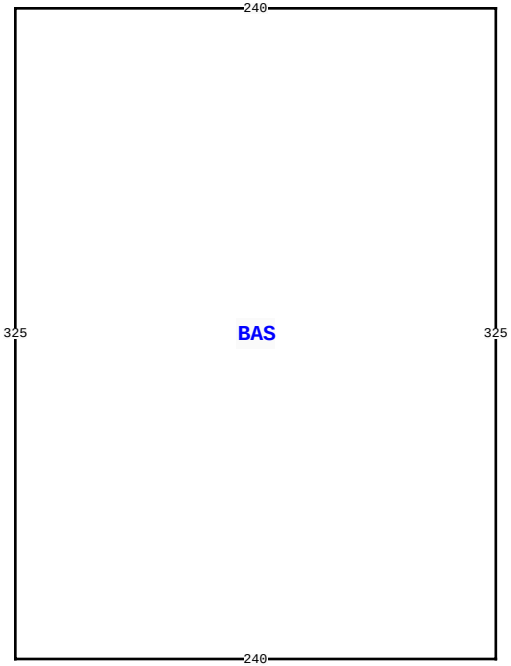
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Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		11 100
Frame	05	STEEL 100
Story Height		30 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	78,000	100		78,000	544,908
TOTALS	78,000			78,000	544,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	78,000	94.3920	34.93	2,724,540	1960	1960	30	0	0	50.00	20.00

6 AIR HANGAR 0% - 0 Heated Area: 78000 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W240 S325 E240 N325$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

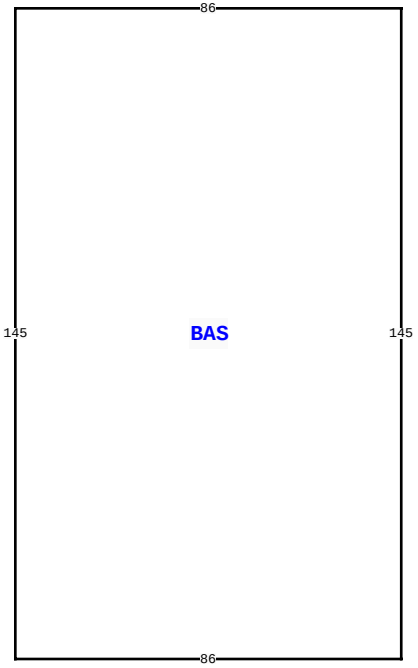
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		30 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,470	100		12,470	84,497
TOTALS	12,470			12,470	84,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	12,470	91.5602	33.88	422,484	1950	1950	30	0	0	50.00	20.00

7 AIR HANGAR 0% - 0 Heated Area: 12470 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 18 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W86 S145 E86 N145$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

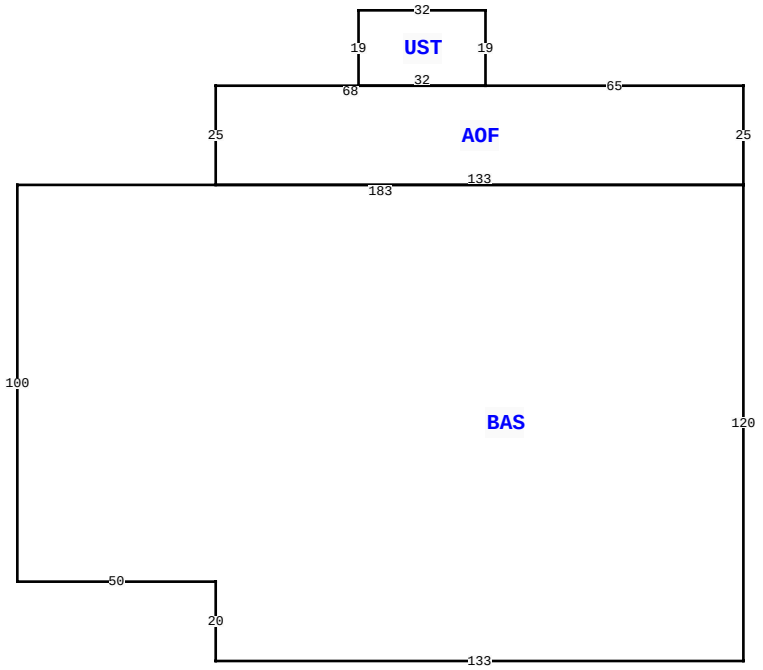
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		9 100
Frame	05	STEEL 100
Story Height		26 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,325	150		4,988	32,312
BAS	20,960	100		20,960	135,779
UST	608	50		304	1,969
TOTALS	24,893			26,252	170,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	26,252	87.5520	32.39	850,302	1960	1960	30	0	0	50.00	20.00

8 AIR HANGAR 0% - 0 Heated Area: 24285 HX Base Yr



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

102 SE ACADEMIC AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
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ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

AOF= N25 W65 UST= N19 W32 S19 E32$ W68 S25 E133$ BAS= W183 S100 E50 S20 E133 N120$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

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CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

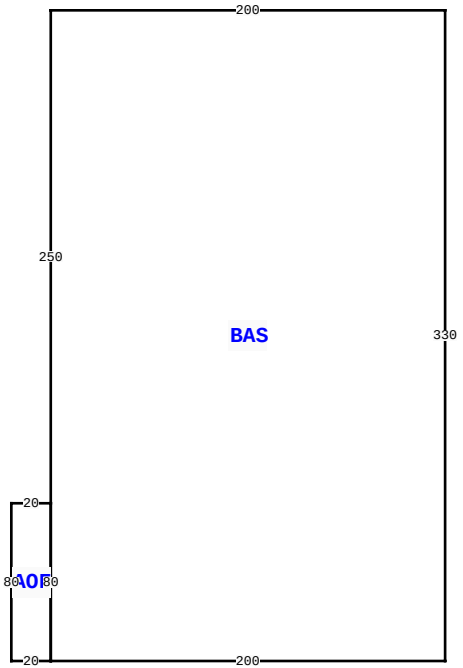
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		14 100
Frame	05	STEEL 100
Story Height		30 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,600	150		2,400	16,766
BAS	66,000	100		66,000	461,076
TOTALS	67,600			68,400	477,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	68,400	94.3920	34.93	2,389,212	1981	1981	30	0	0	50.00	20.00

9 AIR HANGAR 0% - 0 Heated Area: 67600 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W200 S250 AOF= W20 S80 E 20 N80$ S80 E200 N330$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

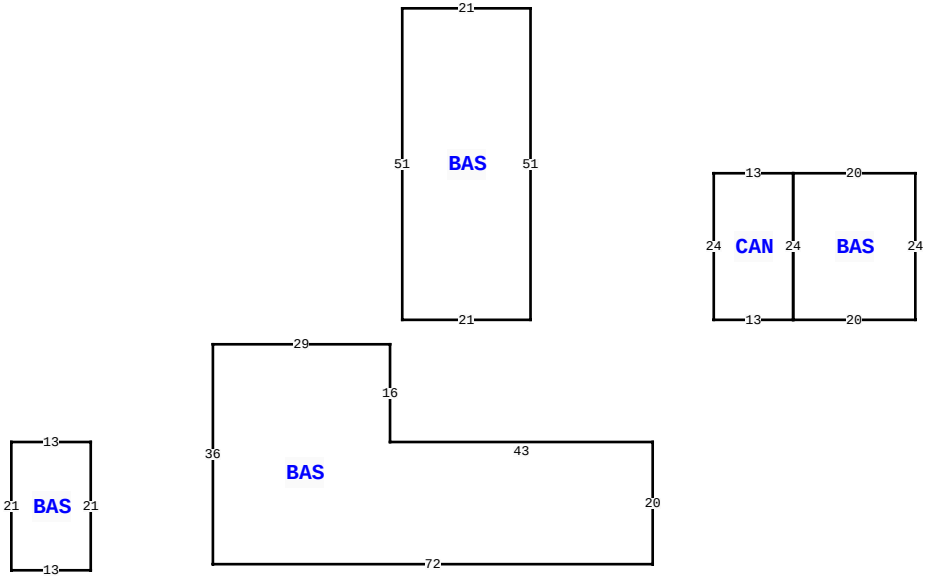
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	05	ASPH TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	273	100		273	2,462
BAS	480	100		480	4,329
BAS	1,071	100		1,071	9,658
BAS	1,904	100		1,904	17,170
CAN	312	30		94	848
TOTALS	4,040			3,822	34,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,822	60.9317	45.09	172,334	1950	1950	30	0	0	50.00	20.00

10 OFFICE LOW 0% - 0 Heated Area: 3728 HX Base Yr



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

102 SE ACADEMIC AVE, LAKE CITY

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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 N16 W29 S36 E72 N20$PTR= W92 BAS= W13 S21 E13 N21$E92$ PTR= N20 W20 BAS= W21 N 51 E21 S51$ S20 E20$ PTR= N20 E10 CAN= E13 BAS= E20 N24 W20 S24$ N24 W13 S24$ W10 S20$.

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 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		24 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03

DOR CODE 8901 MUNICIPAL IMP- NON- EX

MAP NUM | MKT AREA 06

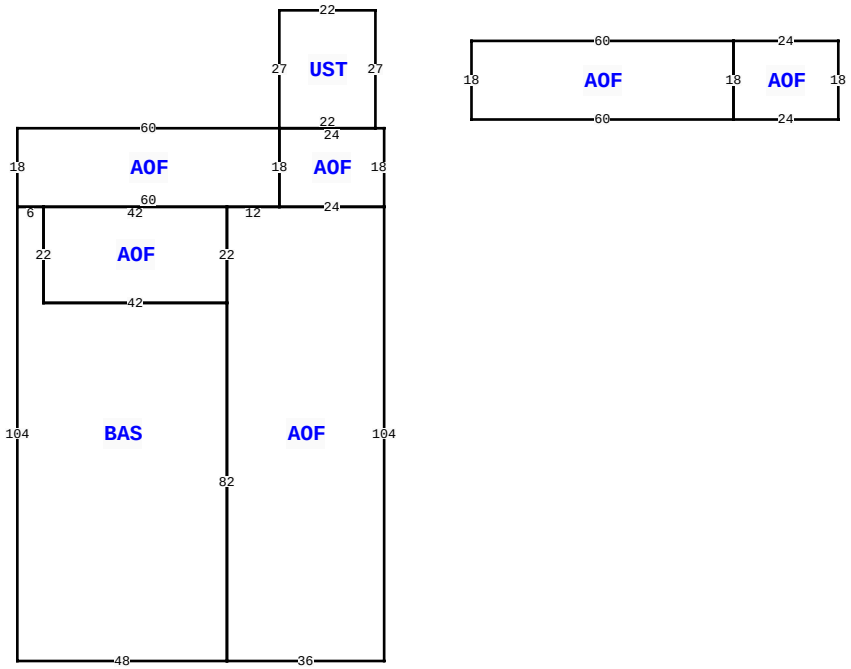
NEIGHBORHOOD/LOC 1417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	432	150		648	3,720
AOF	432	150		648	3,720
AOF	924	150		1,386	7,956
AOF	1,080	150		1,620	9,299
AOF	1,080	150		1,620	9,299
AOF	3,744	150		5,616	32,236
BAS	4,068	100		4,068	23,350
UST	594	50		297	1,705
TOTALS	12,354			15,903	91,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	15,903	77.5786	28.70	456,416	1950	1950	30	0	0	50.00	20.00

11 AIR HANGAR 0% - 0 Heated Area: 11760 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 11 of 18 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
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ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

AOF= N18 W24 S18 E24$ AOF= W24 AOF= N18 UST= E22 N27 W22 S27$ W60 S18 E60$ W12 AOF= W42 S22 E42 N22$ S22 BAS= W42 N22 W6 S104 E48 N82$ S82 E36 N104$ PTR= N20 E20 AOF= E60 AOF= E24 N18 W24 S18$ N18 W60 S18$ W20 S20$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

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CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03

DOR CODE 8901 MUNICIPAL IMP- NON- EX

MAP NUM | MKT AREA 06

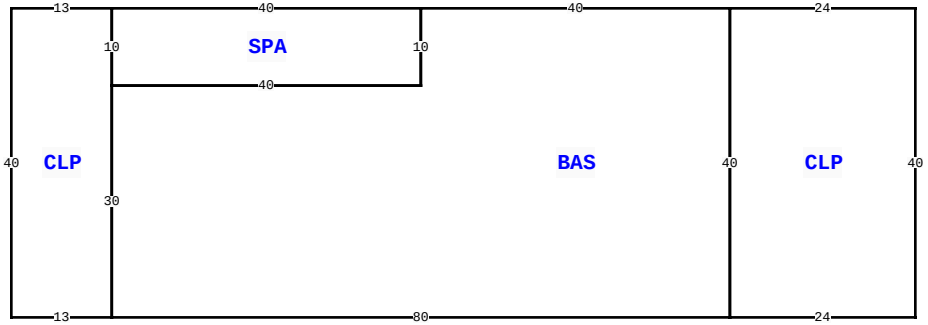
NEIGHBORHOOD/LOC 1417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100		2,800	17,556
CLP	520	60		312	1,956
CLP	960	60		576	3,612
SPA	400	100		400	2,508
TOTALS	4,680			4,088	25,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	4,088	82.5030	31.35	128,159	1960	1960	30	0	0	50.00	20.00

12 WAREH STOR 0% - 0 Heated Area: 3200 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 12 of 18 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
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ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

CLP= W24 BAS= W40 SPA= W40 S10E40 N10$ S10 W40 CLP= N10 W13 S40 E13 N30$ S30 E80 N40$ S40 E24 N40$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

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CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
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2027

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	11	BOWSTRTRUS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		8 100
Frame	02	WOOD FRAME 100
Story Height		18 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03

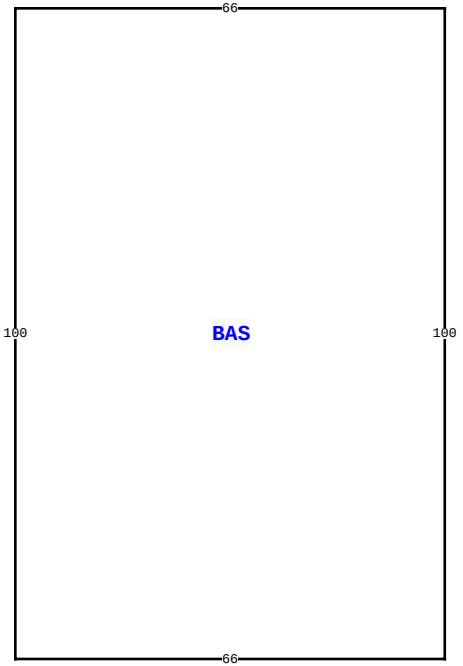
DOR CODE	8901	MUNICIPAL IMP- NON- EX	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,600	100		6,600	32,802
TOTALS	6,600			6,600	32,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	6,600	65.3935	24.85	164,010	1950	1950	30	0	0	50.00	20.00

13 WAREH STOR 0% - 0 Heated Area: 6600 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S100 E66 N100$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

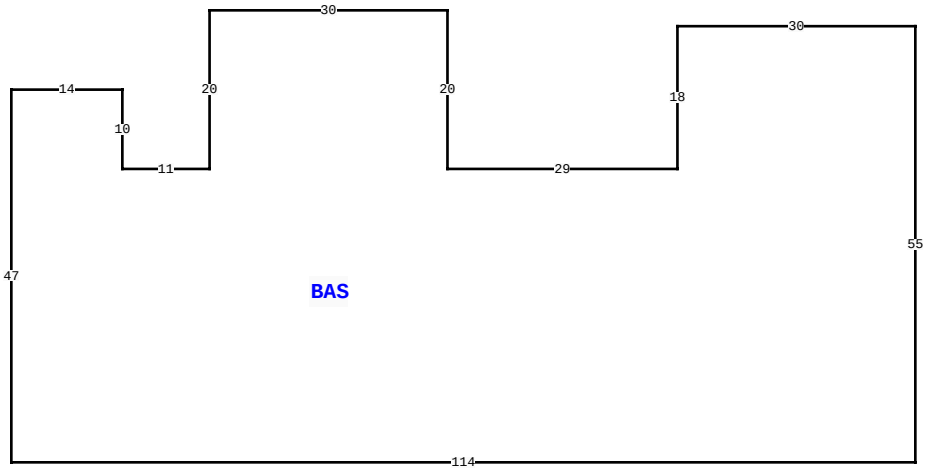
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,498	100		5,498	44,743
TOTALS	5,498			5,498	44,743

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	5,498	54.9882	40.69	223,714	1950	1950	30	0	0	50.00	20.00

14 OFFICE LOW 0% - 0 Heated Area: 5498 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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 14 of 18 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S18 W29 N20 W30 S20W11 N10 W14 S47 E114 N55$.

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 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03

DOR CODE 8901 MUNICIPAL IMP- NON- EX

MAP NUM | MKT AREA 06

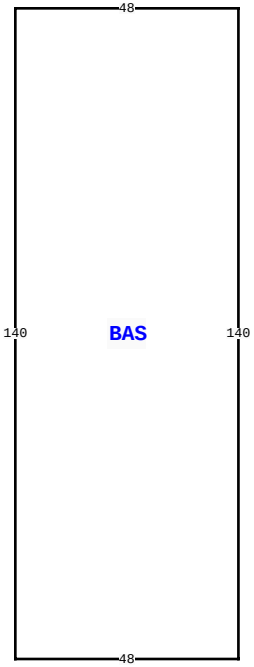
NEIGHBORHOOD/LOC 1417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,720	100		6,720	39,003
TOTALS	6,720			6,720	39,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	6,720	76.3560	29.02	195,014	1950	1950	30	0	0	50.00	20.00

15 WAREH STOR 0% - 0 Heated Area: 6720 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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 15 of 18 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S140 E48 N140$.

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 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

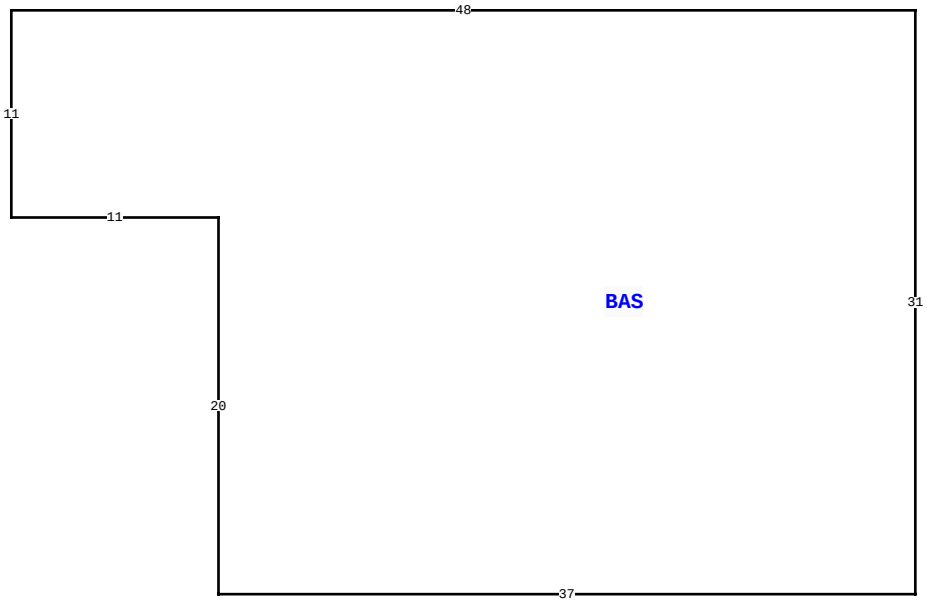
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100		1,268	10,464
TOTALS	1,268			1,268	10,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,268	55.7550	41.26	52,318	1960	1960	30	0	0	50.00	20.00

16 OFFICE LOW 0% - 0 Heated Area: 1268 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S11 E11 S20 E37 N31$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03

DOR CODE 8901 MUNICIPAL IMP- NON- EX

MAP NUM | MKT AREA 06

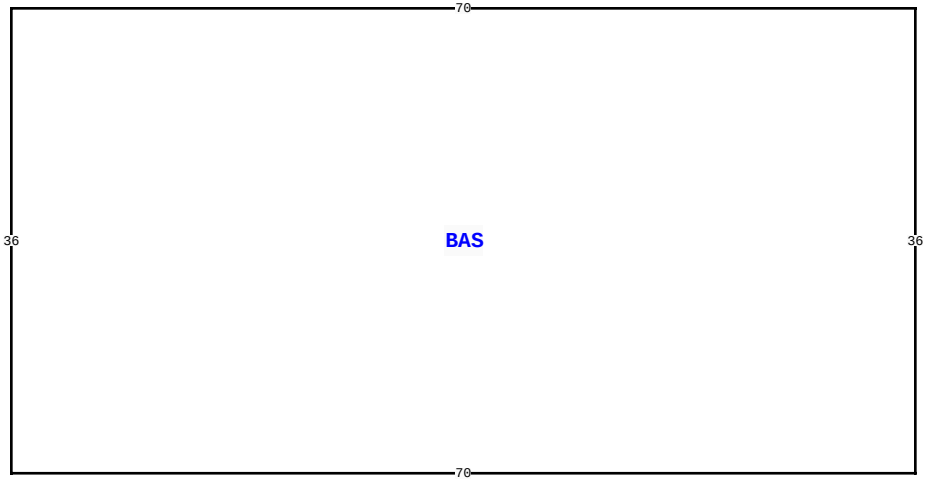
NEIGHBORHOOD/LOC 1417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100		2,520	19,409
TOTALS	2,520			2,520	19,409

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,520	52.0416	38.51	97,045	1960	1960	30	0	0	50.00	20.00

17 OFFICE LOW 0% - 0 Heated Area: 2520 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S36 E70 N36$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS

114.56 AC SEC 1-4S-17, AS PER LE
CITY OF LAKE CITY,

CITY OF LAKE CITY (LEASED)
102 SE ACADEMIC AVE
LAKE CITY, FL 32025

2027

01-4S-17-07466-002

BUILDING CHARACTERISTICS

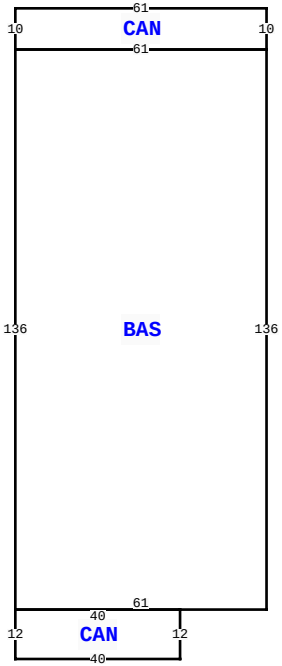
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		24 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8901	MUNICIPAL IMP- NON- EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,296	100		8,296	49,743
CAN	480	30		144	863
CAN	610	30		183	1,097
TOTALS	9,386			8,623	51,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	8,623	78.9070	29.98	258,518	1950	1950	30	0	0	50.00	20.00

18 WAREH STOR 0% - 0 Heated Area: 8296 HX Base Yr



102 SE ACADEMIC AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	4,390,317
TOTAL MARKET OB/XF VALUE	26,562
TOTAL LAND VALUE - MARKET	274,944
TOTAL MARKET VALUE	4,691,823
SOH/AGL Deduction	0
ASSESSED VALUE	4,691,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,691,823
TOTAL JUST VALUE	4,691,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,691,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N10 W61 S10 E61$ BAS= W61 S136 CAN= S12 E40 N12 W40 $ E61 N136$.

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

REVIEW DATE 02/23/2017 BY BC Total Acres: 114.56 Total Land Value: 274,944 Market: 0 Agricultural: 0 Common: 274,944 PRINTED 11/16/2026 BY SYS