COMM SW COR OF SEC, E 1397.06 FT
DEG E 54.24 FT, N 612.33 FT, E 3
R/W OF SE ACADEMIC AVE, S 9 DEG

THE FOUNDATION FOR FLORIDA GATEWAY COLLEGE, INC
149 SE COLLEGE PL
LAKE CITY, FL 32025

2027

01-4S-17-07474-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/10/2025 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		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,120
TOTAL MARKET VALUE		41,120
SOH/AGL Deduction		10,334
ASSESSED VALUE		30,786
TOTAL EXEMPTION VALUE	08	30,786
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		41,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/990	10/19/2021	WD	U	V	17	195,000

GRANTOR: PHILLIPS FOREST LLC

GRANTEE: THE FOUNDATION FOR

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0000	C	VAC RES	0					5.14	AC		1.00	1.00	1.00	8,000.00	8,000.00	41,120							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 5.14 Total Land Value: 41,120 Market: 0 Agricultural: 0 Common: 41,120 PRINTED 11/17/2026 BY SYS