

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

2026

01-4S-17-07474-003


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	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 13,133 ASSESSED VALUE 27,987 TOTAL EXEMPTION VALUE 08 27,987 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 41,120 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 41,120													
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT		ISSUED					
MAP NUM																																			
NEIGHBORHOOD/LOC		1417.00 1.00/																		SALES DATA															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE			
																				1450/990		10/19/2021		WD U		V V		17		195,000					
GRANTOR:		PHILLIPS FOREST LLC																																	
GRANTEE:		THE FOUNDATION FOR																																	
TOTALS										BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/10/2025		MLU		BUILDING NOTES									
EXTRA FEATURES																																			
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																	
LAND DESCRIPTION										TOTAL OB/XF										0															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/08/2026 BY SYS																																			