10 AC SEC 2-4S-17 AS PER LEASE
FROM CITY OF LAKE CITY

CITY OF LAKE CITY (LEASE PROP)
HOMES OF MERIT #2, P O BOX 2097
LAKE CITY, FL 32056

2027

02-4S-17-07483-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		22 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03

DOR CODE 8901 MUNICIPAL IMP- NON- EX

MAP NUM | MKT AREA 06

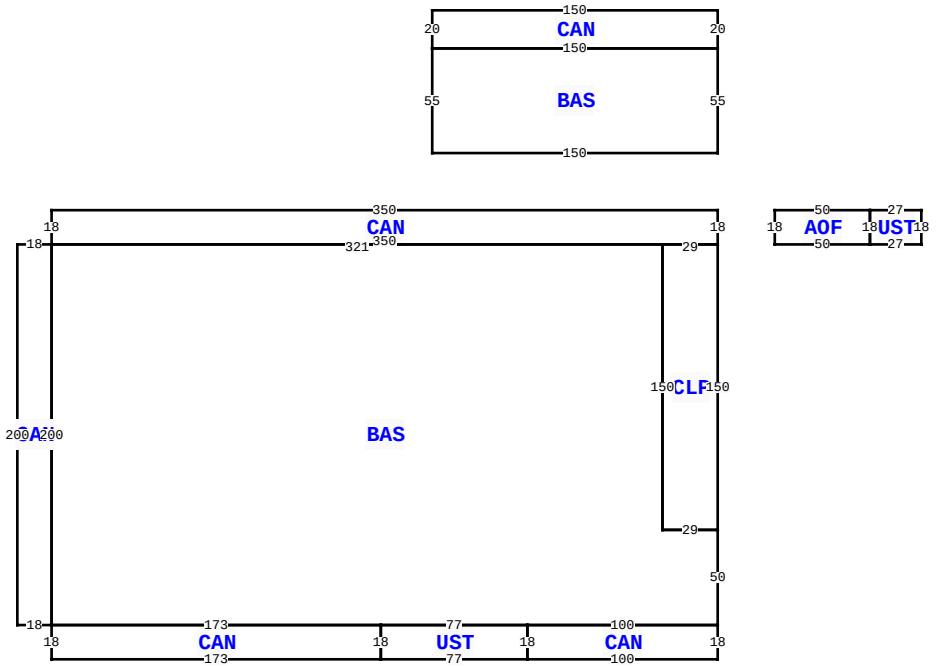
NEIGHBORHOOD/LOC 2417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	900	150		1,350	8,524
BAS	8,250	100		8,250	52,091
BAS	65,650	100		65,650	414,514
CAN	1,800	30		540	3,410
CAN	3,000	30		900	5,683
CAN	3,114	30		934	5,897
CAN	3,600	30		1,080	6,819
CAN	6,300	30		1,890	11,933
CLP	4,350	60		2,610	16,480
UST	486	50		243	1,534
TOTALS	98,836			84,140	531,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	84,140	73.4274	31.57	2,656,300	1988	1988	0	35	0	50.00	20.00

1 MANUF LGHT 0% - 0 Heated Area: 74800 HX Base Yr



** This building has 11 Sub-Areas

1823 SE STATE ROAD 100 , 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	531,260
TOTAL MARKET OB/XF VALUE	107,136
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	778,396
SOH/AGL Deduction	0
ASSESSED VALUE	778,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	778,396
TOTAL JUST VALUE	778,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	778,396

XFOB:2:1: 1820 LF X 5.50 PLUS 3 BARB, 1820X3X.25

XFOB:1:1: 169040 SF X .65

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043719	Roof Replacement	340,985	02/15/2022

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W350 S18 CAN= W18 S200 E 18 N200$ BAS= S200 CAN= S18 E 173 N18 W173$ E173 UST= S18 E77 N18 W77$ E77 CAN= S18 E100N18 W100$ E100 N50 CLP= N150 W29 S150 E29$ W29 N150 W321$ E350 N18$ PTR= E30 AOF= E50 UST= E27S18 W27 N18$ S18 W50 N18$ W30$PTR= N30 BAS= N55 CAN= N20W150 S20 E150$ W150 S55 E150$ 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	98,910.00	98,910.00	80	1988	1988	3	80	79,128	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	10,260.00	10,260.00	80	0	0	3	80	8,208	
3	0030	BARN,MT	0	0	120	30	3,600.00	UT	11.00	11.00	50	0	0	3	50	19,800	

LAND DESCRIPTION

TOTAL OB/XF 107,136

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		I	0.00	0.00	10.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	140,000							

REVIEW DATE 03/17/2026 BY JB Total Acres: 10.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/16/2026 BY SYS