NE1/4 OF SE1/4 AS LIES W OF SR-4
ELEM) EX 10.03 AC DESC IN ORB 13

SCHOOL BOARD OF COLUMBIA CO
372 W DUVAL ST
LAKE CITY, FL 32055

2026

03-5S-16-03464-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		50 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		60 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

DOR CODE	8300	PUB SCHL IMP	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	73,167	100		73,167	3,884,290
TOTALS	73,167			73,167	3,884,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9090	04	73,167	96.3015	101.12	7,398,647	1994	1994	0	0	0	47.50	52.50

1 SCH/PUBLIC 0% - 0 Heated Area: 73167 HX Base Yr

7438 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		3,884,290
TOTAL MARKET OB/XF VALUE		52,300
TOTAL LAND VALUE - MARKET		172,200
TOTAL MARKET VALUE		4,108,790
SOH/AGL Deduction		0
ASSESSED VALUE		4,108,790
TOTAL EXEMPTION VALUE	01	4,108,790
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,108,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,293,756

SALE:2:1: 39.03 ACRES
XFOB:1:1: REPLACEMENT COST PER SCHOOL BOARD
BLDG:1:1: VALUE AS PER SCHOOL BOARD
SALE:1:1: 39.03 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20034	M H	125	10/11/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0760/1629	5/29/1992	WD	U	V	11	100,000
GRANTOR: SCOTT STEWART						
GRANTEE: SCHOOL BOARD						
0723/0677	6/27/1990	WD	Q	V		77,500
GRANTOR: B W BEASLEY						
GRANTEE: SCOTT D STEWART						

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	0.00	0.00	100	0	0	3	100	50,000	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0160	CLFENCE 10	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 73167$.

LAND DESCRIPTION

TOTAL OB/XF 52,300

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	8300	C	SCHOOL	0		A-1	0.00	0.00	28.70	AC		1.00	1.00	1.00	6,000.00	6,000.00	172,200							

REVIEW DATE 02/06/2026 BY KS Total Acres: 28.70 Total Land Value: 172,200 Market: 0 Agricultural: 0 Common: 172,200 PRINTED 03/25/2026 BY SYS