COMM AT SE COR OF NE1/4 OF NW1/4
FT TO POB, RUN E 404.94 FT, S 19
144.43 FT TO EDGE ALLIGATOR LAKE

TIITF/DOT-DISTRICT OFFICE
C/O DNR-DOUGLASS BLVD
TALLAHASSEE, FL 32399

2026

05-4S-17-07602-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8710	STATE TIITF	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00	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

1109 S MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		12,480,600
TOTAL LAND VALUE - MARKET		221,630
TOTAL MARKET VALUE		12,702,230
SOH/AGL Deduction		0
ASSESSED VALUE		12,702,230
TOTAL EXEMPTION VALUE	05	12,702,230
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		12,702,230
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		12,702,230

XFOB:6:1: SOIL LAB (AS PER STATE RECORDS)
XFOB:5:1: GAS STATION AT DOT (AS PER STATE RECORDS
XFOB:4:1: DOT DISTRICT OFFICE 1 BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
346	MAINT/ALTR	0	09/14/2007

SALES DATA

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

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
1	0256	STATE IMPR	0	0	0	0	2.00	UT	5,940,900.60	5,940,900.00	100	0	0	3	100	11,881,800	
2	0256	STATE IMPR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	21,800	
3	0256	STATE IMPR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	577,000	

LAND DESCRIPTION

TOTAL OB/XF 12,480,600

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	8700	C	STATE	0		*RSF-2	252.00	912.00	11.98	AC		1.00	1.00	1.00	18,500.00	18,500.00	221,630							

REVIEW DATE 10/06/2016 BY DF Total Acres: 11.98 Total Land Value: 221,630 Market: 0 Agricultural: 0 Common: 221,630 PRINTED 06/22/2026 BY SYS