N1/2 OF NE1/4 OF SW1/4 & N1/2
OF N1/2 OF SE1/4, EX 14.49 AC
OFF N SIDE TO SCHOOL & EX 2.08

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

06-4S-17-08040-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	16	EPOXY STRP 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX

MAP NUM | MKT AREA 06

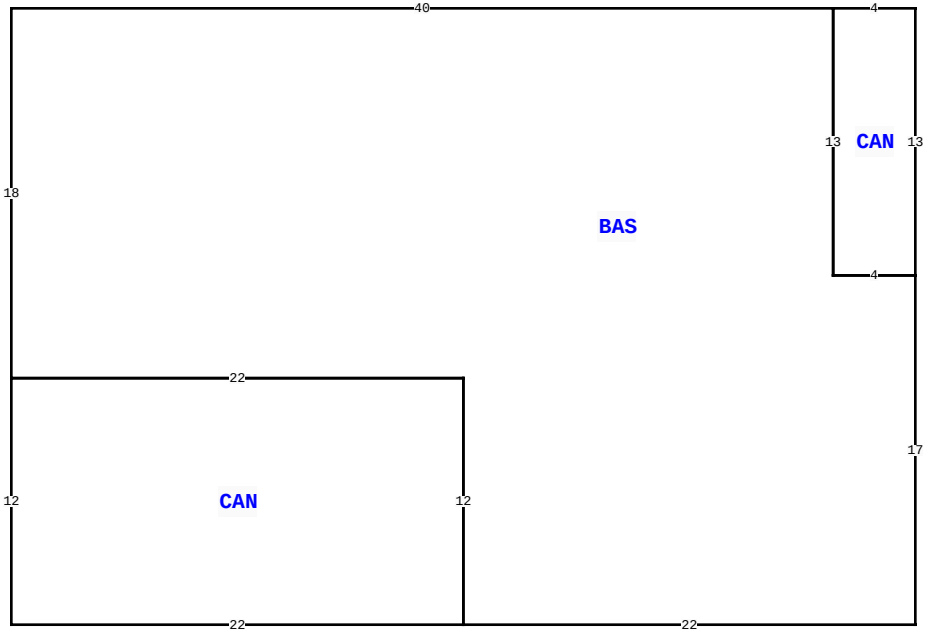
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,004	100		1,004	26,586
CAN	52	30		16	424
CAN	264	30		79	2,092
TOTALS	1,320			1,099	29,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9800	04	1,099	92.9040	52.96	58,203	1980	1980	0	0	0	50.00	50.00

1 COMM EXEMP 0% - 0 Heated Area: 1004 HX Base Yr



1055 SW KUHN RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		411,285
TOTAL MARKET OB/XF VALUE		1,048,665
TOTAL LAND VALUE - MARKET		694,800
TOTAL MARKET VALUE		2,154,750
SOH/AGL Deduction		0
ASSESSED VALUE		2,154,750
TOTAL EXEMPTION VALUE	04	2,154,750
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,154,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,154,750

XFOB:12:1: 2 TENNIS COURTS
LAND:2:1: SOUTH OF ST MARGARET STREET (REC CENTER)
LAND:1:1: NORTH OF ST MARGARET STREET (SEWER PLANT
XFOB:9:1: DIGESTER BASIN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052430	New Commercial Co	30,000	02/25/2025
000047146	Remodel	110,189	05/05/2023
14-027	DEMOLISH	0	01/29/2014

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S18 CAN= S12 E22 N12 W22$ E22 S12 E22 N17 CAN= N13 W4 S13 E4$ W4 N13$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,060	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	18,830	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,610	
4	0320	WATER TRMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	22,425	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,100	
6	0320	WATER TRMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	505,000	
7	0320	WATER TRMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	120,000	
8	0320	WATER TRMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	120,000	
9	0320	WATER TRMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	217,650	
10	0320	WATER TRMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	20,790	

TOTAL OB/XF 1,038,465

LAND DESCRIPTION

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	8900	C	MUNICIPAL	0		*RSE	225.00	117.00	3.29	AC		1.00	1.00	1.00	18,000.00	18,000.00	59,220							
2	8900	C	MUNICIPAL	0		*RSE	200.00	465.00	12.80	AC		1.00	1.00	1.00	18,000.00	18,000.00	230,400							
3	8900	C	MUNICIPAL	0		A-11	340.00	675.00	20.76	AC		1.00	1.00	1.00	18,000.00	18,000.00	373,680							
4	8900	C	MUNICIPAL	0		*RSF	-2 0.00	0.00	1.75	AC		1.00	1.00	1.00	18,000.00	18,000.00	31,500							

REVIEW DATE 03/31/2026 BY ME Total Acres: 38.60 Total Land Value: 694,800 Market: 0 Agricultural: 0 Common: 694,800 PRINTED 11/16/2026 BY SYS

N1/2 OF NE1/4 OF SW1/4 & N1/2
OF N1/2 OF SE1/4, EX 14.49 AC
OFF N SIDE TO SCHOOL & EX 2.08

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

06-4S-17-08040-000

BUILDING CHARACTERISTICS

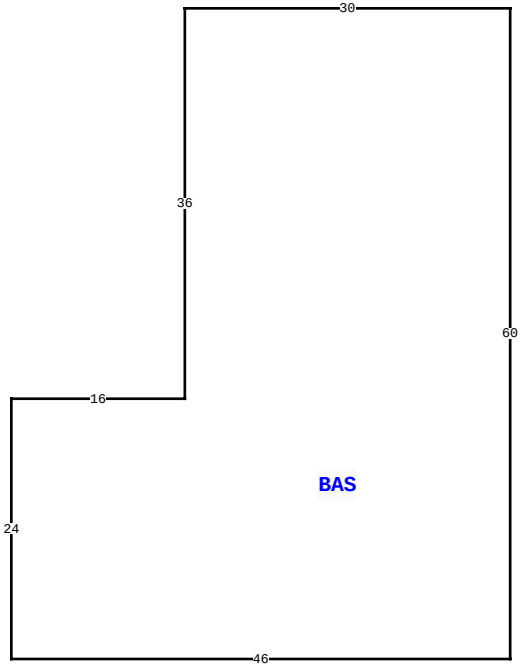
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		0 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100		2,184	77,991
TOTALS	2,184			2,184	77,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9900	06	2,184	151.9560	71.42	155,981	1980	1980	0	0	0	50.00	50.00

2 INDS EXEMP 0% - 0 Heated Area: 2184 HX Base Yr



1055 SW KUHN RD, LAKE CITY

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

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
11	0300	TENNIS CRT	0	0	0	0	1.00	UT	20,400.00	20,400.00	50	0	0	3	50	10,200	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		411,285
TOTAL MARKET OB/XF VALUE		1,048,665
TOTAL LAND VALUE - MARKET		694,800
TOTAL MARKET VALUE		2,154,750
SOH/AGL Deduction		0
ASSESSED VALUE		2,154,750
TOTAL EXEMPTION VALUE	04	2,154,750
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,154,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,154,750

XFOB:8:1: CLARIFIER #2

XFOB:7:1: CLARIFIER #1

BLDG:7:1: SOUTHSIDE RECREATION DEPT

BLDG:6:1: SLUDGE PUMP STATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S36 W16 S24 E46 N60$.

LAND DESCRIPTION

TOTAL OB/XF 10,200

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

REVIEW DATE 03/31/2026 BY ME Total Acres: 38.60 Total Land Value: 694,800 Market: 0 Agricultural: 0 Common: 694,800 PRINTED 11/16/2026 BY SYS

N1/2 OF NE1/4 OF SW1/4 & N1/2
OF N1/2 OF SE1/4, EX 14.49 AC
OFF N SIDE TO SCHOOL & EX 2.08

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

06-4S-17-08040-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8900	MUNICIPAL IMP-EX

MAP NUM | MKT AREA 06

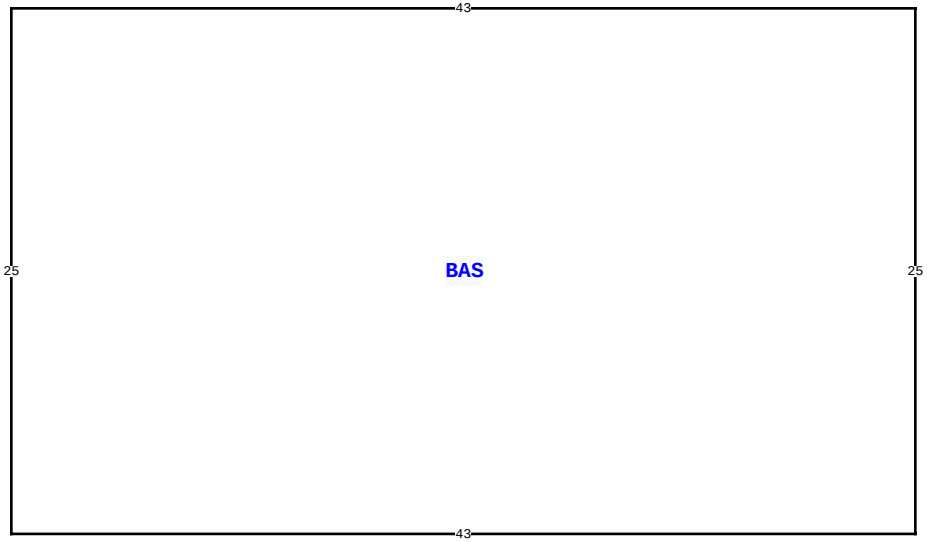
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100		1,075	33,105
TOTALS	1,075			1,075	33,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9900	06	1,075	131.0400	61.59	66,209	1980	1980	0	0	0	50.00	50.00

3 INDS EXEMP 0% - 0 Heated Area: 1075 HX Base Yr



1055 SW KUHN RD, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		411,285
TOTAL MARKET OB/XF VALUE		1,048,665
TOTAL LAND VALUE - MARKET		694,800
TOTAL MARKET VALUE		2,154,750
SOH/AGL Deduction		0
ASSESSED VALUE		2,154,750
TOTAL EXEMPTION VALUE	04	2,154,750
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,154,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,154,750

XFOB:6:1: AREATION BASIN
BLDG:5:1: ELECTRICAL BLDG
XFOB:5:1: TRANSFORMER BLDG
BLDG:4:1: INFLUENT PUMP STATION

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S25 E43 N25$.

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

REVIEW DATE 03/31/2026 BY ME Total Acres: 38.60 Total Land Value: 694,800 Market: 0 Agricultural: 0 Common: 694,800 PRINTED 11/16/2026 BY SYS

N1/2 OF NE1/4 OF SW1/4 & N1/2
OF N1/2 OF SE1/4, EX 14.49 AC
OFF N SIDE TO SCHOOL & EX 2.08

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

06-4S-17-08040-000

BUILDING CHARACTERISTICS

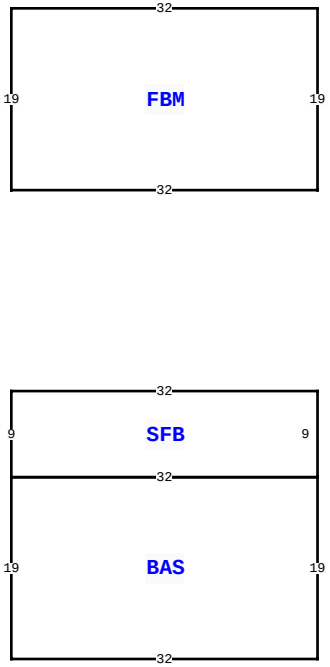
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	608	100		608	18,724
FBM	608	60		365	11,240
SFB	288	80		230	7,083
TOTALS	1,504			1,203	37,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9900	06	1,203	131.0400	61.59	74,093	1980	1980	0	0	0	50.00	50.00

4 INDS EXEMP 0% - 0 Heated Area: 1504 HX Base Yr



1055 SW KUHN RD, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		411,285
TOTAL MARKET OB/XF VALUE		1,048,665
TOTAL LAND VALUE - MARKET		694,800
TOTAL MARKET VALUE		2,154,750
SOH/AGL Deduction		0
ASSESSED VALUE		2,154,750
TOTAL EXEMPTION VALUE	04	2,154,750
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,154,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,154,750

XFOB:4:1: CONTACT BASIN

BLDG:3:1: CHLORINATION FACILITY

LAND:3:1: BASEBALL COMPLEX.

BLDG:2:1: MAINTENANCE FACILITY & OPERATORS ROOM.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

SFB= N9 W32 S9 E32$ BAS= W32S19 E32 N19$ PTR= N30 FBM= N19 W32 S19 E32$ S30$.

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

REVIEW DATE 03/31/2026 BY ME Total Acres: 38.60 Total Land Value: 694,800 Market: 0 Agricultural: 0 Common: 694,800 PRINTED 11/16/2026 BY SYS

N1/2 OF NE1/4 OF SW1/4 & N1/2
OF N1/2 OF SE1/4, EX 14.49 AC
OFF N SIDE TO SCHOOL & EX 2.08

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

06-4S-17-08040-000

BUILDING CHARACTERISTICS

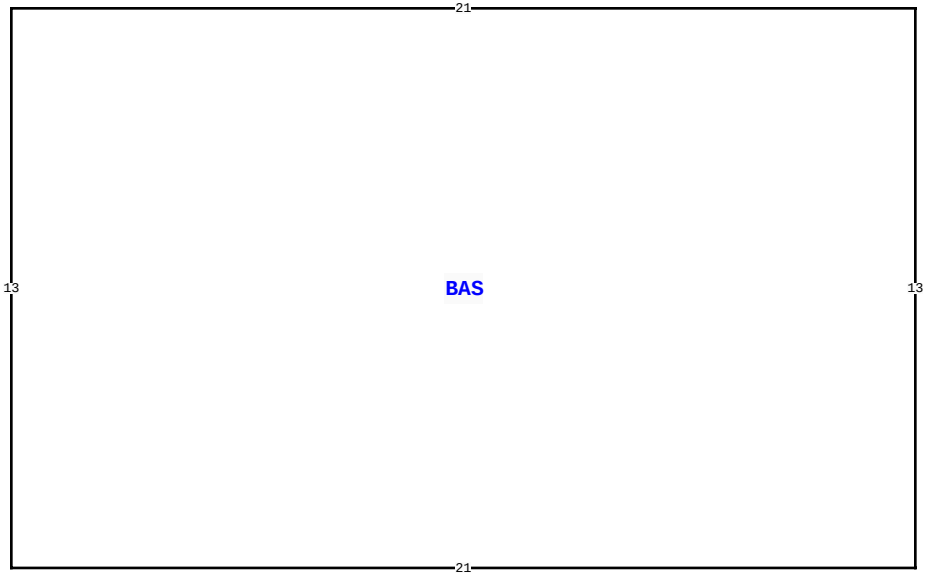
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	273	100		273	5,254
TOTALS	273			273	5,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9900	06	273	81.9000	38.49	10,508	1980	1980	0	0	0	50.00	50.00

5 INDS EXEMP 0% - 0 Heated Area: 273 HX Base Yr



1055 SW KUHN RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		411,285
TOTAL MARKET OB/XF VALUE		1,048,665
TOTAL LAND VALUE - MARKET		694,800
TOTAL MARKET VALUE		2,154,750
SOH/AGL Deduction		0
ASSESSED VALUE		2,154,750
TOTAL EXEMPTION VALUE	04	2,154,750
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,154,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,154,750

XFOB:11:1: 4 RACQUET BALL COURTS

XFOB:10:1: SLUDGE DRYING BEDS-9

BLDG:1:1: WASTE WATER PLANT LAB & OFFICE.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S13 E21 N13$.

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

REVIEW DATE 03/31/2026 BY ME Total Acres: 38.60 Total Land Value: 694,800 Market: 0 Agricultural: 0 Common: 694,800 PRINTED 11/16/2026 BY SYS

N1/2 OF NE1/4 OF SW1/4 & N1/2
OF N1/2 OF SE1/4, EX 14.49 AC
OFF N SIDE TO SCHOOL & EX 2.08

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

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BUILDING CHARACTERISTICS

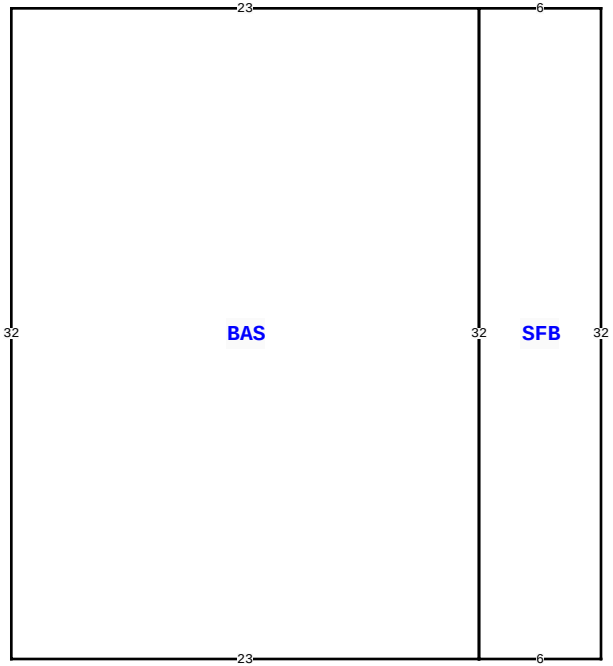
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	13	P-STRESS C 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	736	100		736	22,665
SFB	192	80		154	4,743
TOTALS	928			890	27,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9900	06	890	131.0400	61.59	54,815	1980	1980	0	0	0	50.00	50.00

6 INDS EXEMP 0% - 0 Heated Area: 928 HX Base Yr



1055 SW KUHN RD, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 7 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		411,285
TOTAL MARKET OB/XF VALUE		1,048,665
TOTAL LAND VALUE - MARKET		694,800
TOTAL MARKET VALUE		2,154,750
SOH/AGL Deduction		0
ASSESSED VALUE		2,154,750
TOTAL EXEMPTION VALUE	04	2,154,750
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,154,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,154,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S32 E23 SFB= E6 N32W6 S32$ N32$.

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

REVIEW DATE 03/31/2026 BY ME Total Acres: 38.60 Total Land Value: 694,800 Market: 0 Agricultural: 0 Common: 694,800 PRINTED 11/16/2026 BY SYS

N1/2 OF NE1/4 OF SW1/4 & N1/2 OF N1/2 OF SE1/4, EX 14.49 AC OFF N SIDE TO SCHOOL & EX 2.08

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

06-4S-17-08040-000

BUILDING CHARACTERISTICS

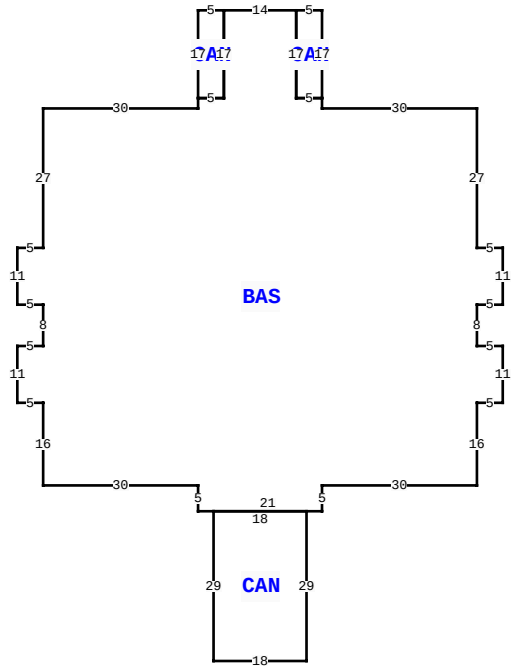
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	16	EPOXY STRP 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		10 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,758	100		6,758	195,340
CAN	85	30		26	752
CAN	85	30		26	752
CAN	522	30		157	4,538
TOTALS	7,450			6,967	201,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9800	04	6,967	101.4240	57.81	402,762	1980	1980	0	0	0	50.00	50.00

7 COMM EXEMP 0% - 0 Heated Area: 6758 HX Base Yr



1055 SW KUHN RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 7 1

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N2 CAN= N17 W5 S17 E5$ W5 N17 W14 CAN= W5 S17 E5N17$ S17 W5 S2 W30 S27 W5 S11 E5 S8 W5 S11 E5 S16 E30 S5 E3 CAN= S29 E18 N29 W18$ E21 N5E30 N16 E5 N11 W5 N8 E5 N11 W5N27$.

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

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