COMM NE COR, RUN S 56.08 FT TO S
W ALONG R/W 252.34 FT FOR POB, C
S 480.09 FT, E 492.09 FT, CONT E

LAKE CITY CHRISTIAN ACADEMY INC
3035 SW PINEMOUNT RD
LAKE CITY, FL 32024

2026

07-4S-16-02792-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7200	PRVT SCHL/DAY CARE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	7416.00	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

3035 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		356,758
TOTAL LAND VALUE - MARKET		65,520
TOTAL MARKET VALUE		422,278
SOH/AGL Deduction		0
ASSESSED VALUE		422,278
TOTAL EXEMPTION VALUE	08	422,278
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		422,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,818

PRMT:3:2: CLASSROOMS, OFFICE AND CAFETERIA

PRMT:3:1: PERMITS 20914-20916 FOR FOUR MODULAR

PRMT:2:1: MODULAR CLASSROOM

PRMT:1:1: PERMITS 17201-17205 FOR PORTABLE CLASSRO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33576	COMMERCIAL	845	11/23/2015
25947	ADDN COMM	275	06/22/2007
24738	SFR	275	07/11/2006
24739	SFR	275	07/11/2006
24630	SFR	275	06/15/2006
20914	COMMERCIAL	200	07/25/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/2776	6/09/2008	WD	Q	V	03	100
GRANTOR: EAGLE'S NEST RANCH IN						
GRANTEE: LAKE CITY CHRISTIAN						
0994/2424	8/25/2003	QC	Q	V	03	100
GRANTOR: EAGLES NEST RANCH INC						
GRANTEE: LAKE CITY CHRISTIAN						

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	0216	PRIVATE/EX	0	0	28	48	1,344.00	UT	22.00	22.00	100	2003	2003	3	100	29,568	
2	0216	PRIVATE/EX	0	0	24	50	1,200.00	UT	22.00	22.00	100	2003	2003	3	100	26,400	
3	0216	PRIVATE/EX	0	0	28	96	2,688.00	UT	22.00	22.00	100	2003	2003	3	100	59,136	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	0	0	0	6,612.00	UT	2.00	2.00	100	2003	2003	3	100	13,224	
6	0166	CONC,PAVMT	0	0	4	264	1,056.00	UT	1.50	1.50	100	2000	2000	3	100	1,584	
7	0297	SHED CONCR	0	0	24	24	576.00	UT	10.00	10.00	100	2000	2000	3	100	5,760	
8	0255	MBL HOME S	0	0	14	50	700.00	UT	18.50	18.50	100	2002	2002	3	100	12,950	
9	0216	PRIVATE/EX	0	0	24	36	864.00	UT	18.50	18.50	85	1993	1993	3	85	13,586	
10	0216	PRIVATE/EX	0	0	24	36	864.00	UT	18.50	18.50	85	1993	1993	3	85	13,586	

LAND DESCRIPTION

TOTAL OB/XF 182,794

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	7200	C	SCHOOL PRI	0		A-1	0.00	0.00	5.42	AC		1.00	1.00	1.00	12,000.00	12,000.00	65,040							
2	0000	C	VAC RES	0		A-1	0.00	0.00	0.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	480							

REVIEW DATE 02/13/2024 BY JB — Total Acres: 5.46 — Total Land Value: 65,520 — Market: 0 — Agricultural: 0 — Common: 65,520 — PRINTED 06/23/2026 BY SYS

COMM NE COR, RUN S 56.08 FT TO S
W ALONG R/W 252.34 FT FOR POB, C
S 480.09 FT, E 492.09 FT, CONT E

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07-4S-16-02792-003

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MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

3035 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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TOTAL EXEMPTION VALUE	08	422,278
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		422,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		416,818

SALE:1:1: 20.04 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19784	COMMERCIAL	125	07/29/2002
17201	COMMERCIAL	0	07/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/2776	6/09/2008	WD	Q	V	03	100
GRANTOR: EAGLE'S NEST RANCH IN						
GRANTEE: LAKE CITY CHRISTIAN						
0994/2424	8/25/2003	QC	Q	V	03	100
GRANTOR: EAGLES NEST RANCH INC						
GRANTEE: LAKE CITY CHRISTIAN						

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
11	0216	PRIVATE/EX	0	0	24	36	864.00	UT	18.50	18.50	85	1993	1993	3	85	13,586	
12	0216	PRIVATE/EX	0	0	24	36	864.00	UT	18.50	18.50	85	1993	1993	3	85	13,586	
13	0216	PRIVATE/EX	0	0	24	36	864.00	UT	18.50	18.50	85	1993	1993	3	85	13,586	
14	0216	PRIVATE/EX	0	0	24	36	864.00	UT	22.00	22.00	100	2007	2007	3	100	19,008	
15	0216	PRIVATE/EX	0	0	24	36	864.00	UT	22.00	22.00	100	2007	2007	3	100	19,008	
16	0216	PRIVATE/EX	0	0	35	36	1,260.00	UT	22.00	22.00	100	2007	2007	3	100	27,720	
17	0216	PRIVATE/EX	0	0	24	52	1,248.00	UT	18.50	18.50	80	2007	2007	3	80	18,470	
18	0041	BARN,MACH	0	0	70	100	7,000.00	UT	7.00	7.00	100	2016	2016	3	100	49,000	

LAND DESCRIPTION

TOTAL OB/XF 173,964

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 02/13/2024 BY JB Total Acres: 5.46 Total Land Value: 65,520 Market: 0 Agricultural: 0 Common: 65,520 PRINTED 06/23/2026 BY SYS