

COMM NE COR, W 105.70 FT TO E R/
ALONG R/W 1648.47 FT FOR POB, E
FT, W 439.59 FT, NE ALONG R/W 80

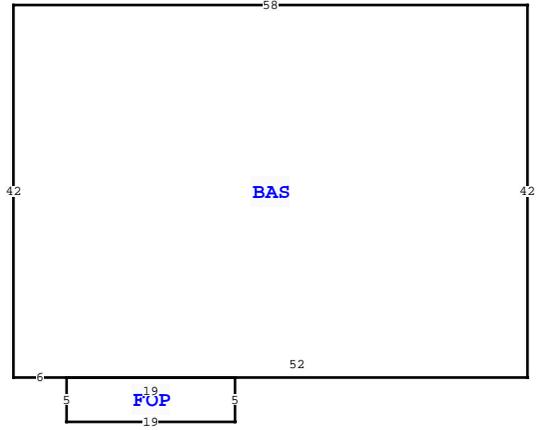
LAKE CITY, COLUMBIA COUNTY CHAMBER OF COMMERCE, IN
875 SW SR 47
LAKE CITY, FL 32025

2026

07-4S-17-08122-003

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	90		
Exterior Wall	19	COMMON BRK	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	15	HARDTILE	20		
Ceiling	02	F.NOT SUS	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		7	100		
Frame	02	WOOD FRAME	100		
Story Height		8	100		
RMS		6	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	06	06			
DOR CODE	8900	MUNICIPAL IMP-EX			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	7417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,436	100		2,436	186,682
FDU	48	60		29	2,222
FOP	95	30		28	2,146
TOTALS	2,579			2,493	191,050

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 2023		Heated Area: 2436					HX Base Yr			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			191,050
TOTAL MARKET OB/XF VALUE			20,585
TOTAL LAND VALUE - MARKET			79,375
TOTAL MARKET VALUE			291,010
SOH/AGL Deduction			0
ASSESSED VALUE			291,010
TOTAL EXEMPTION VALUE	39		291,010
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			291,010
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			288,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044580	Remodel	74,000	06/02/2022
1021	COMMERCIAL	1,045	07/03/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/2100	2/28/2022	QC	U	I	11	100
GRANTOR: BORGANELLI GREGORY N						
GRANTEE: LAKE CITY, COLUMBIA						
1460/2098	2/28/2022	WD	U	I	18	300,000
GRANTOR: BORGANELLI GREGORY N						
GRANTEE: LAKE CITY, COLUMBIA						

EXTRA FEATURES																
L N	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	0118	RET WALLS	0	0	200	3	UT	7.00	7.00	100	1997	1997	3	100	4,200	
2	0166	CONC, PAVMT	0	0	0	0	UT	2.00	2.00	100	1997	1997	3	100	1,800	
3	0260	PAVEMENT-A	0	0	0	0	UT	0.90	0.90	100	1997	1997	3	100	14,585	
														TOTAL OB/XF	20,585	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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		CG	0.00	0.00	31,750.00	SF		1.00	1.00	1.00	2.50	2.50	79,375							