

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

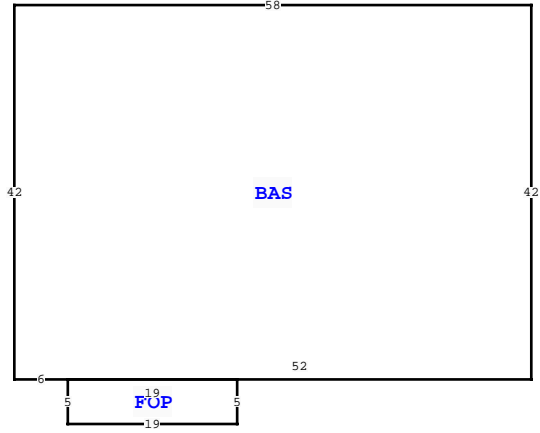
LAKE CITY, COLUMBIA COUNTY CHAMBER OF COMMERCE, IN
875 SW SR 47
LAKE CITY, FL 32025

2026

07-4S-17-08122-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,436	100	
FDU	48	60	
FOP	95	30	
TOTALS	2,579		
			2,493
			186,012

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4900	04	2,493	117.2482	86.76	216,293	1997	2010	0	0	14.00	86.00		
1 OFFICE LOW 0% - 2023				Heated Area: 2436				HX Base Yr					



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		186,012	
TOTAL MARKET OB/XF VALUE		20,585	
TOTAL LAND VALUE - MARKET		87,312	
TOTAL MARKET VALUE		293,909	
SOH/AGL Deduction		0	
ASSESSED VALUE		293,909	
TOTAL EXEMPTION VALUE		39	293,909
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		293,909	
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	600.00	UT	7.00	100	1997	1997	3	100	4,200	
2	0166	CONC, PAVMT	0	0	0	0	900.00	UT	2.00	100	1997	1997	3	100	1,800	
3	0260	PAVEMENT-A	0	0	0	0	16,205.00	UT	0.90	100	1997	1997	3	100	14,585	

TOTAL OB/XF										20,585														
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		CG	0.00	0.00	31,750.00	SF		1.00	1.00	1.00	2.75	2.75	87,312							

BUILDING NOTES									

BUILDING DIMENSIONS
BAS= W58 S42 E6 FOP= S5 E19 N5 W19\$ E52 N42\$ PTR= N20 FDU=
N6 W8 S6 E8\$ S20\$.