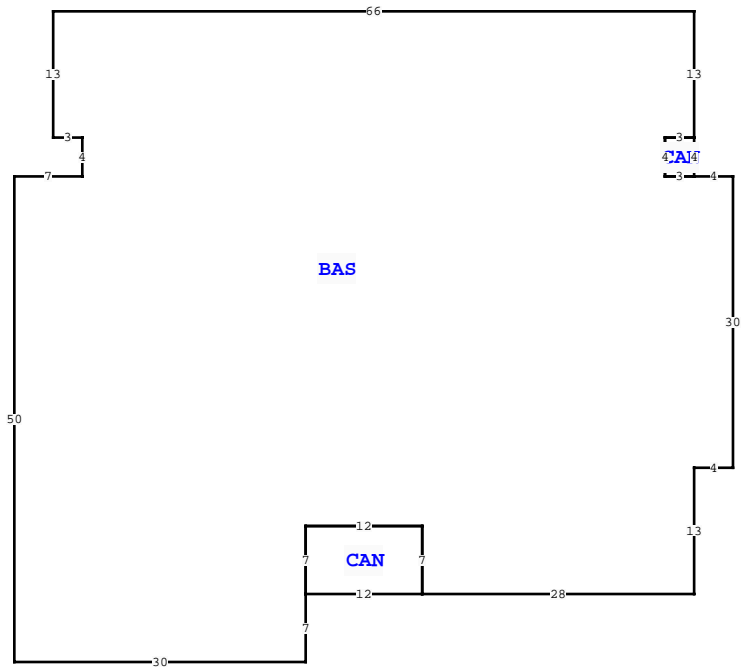


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	90
Exterior Wall	16	WD FR STUC	10
Roof Structure	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		7	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		15	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	7500	NON-PROFIT / ORPHANA	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,354	100	
CAN	12	30	
CAN	84	30	
TOTALS	4,450		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	OFFICE LOW	0% - 0		65.98	289,190	1986	1986	0	0	50.00	50.00

Heated Area: 4354 HX Base Yr



BLD DATE: 05/14/2026 MLU
 XF DATE: _____
 INC DATE: _____

COLUMBIA COUNTY PROPERTY		PAGE 1 of 6	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			1,799,307
TOTAL MARKET OB/XF VALUE			32,447
TOTAL LAND VALUE - MARKET			268,200
TOTAL MARKET VALUE			2,099,954
SOH/AGL Deduction			0
ASSESSED VALUE			2,099,954
TOTAL EXEMPTION VALUE	39	2,099,954	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			2,099,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,150,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045582	Roof Replacement	41,410	09/28/2022
15-0931	REMODEL	0	11/01/2015
2124	ADDN COMM	150	04/25/2011
1334	ADDN COMM	313	06/29/2009
11509	STORAGE	125	08/12/1996

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

EXTRA FEATURES		TOTAL ADJ		SUBAREA MARKET VALUE												
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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,300	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	17,440	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100				100	7,000	
4	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,300	
5	0260	PAVEMENT-A	0	0	24	52		1,248.00	0.90	100	0	0	3	100	1,123	
6	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
7	0166	CONC, PAVMT	0	0	0	1,274.00	UT	1.40	1.40	100	0	0	3	100	1,784	

LAND DESCRIPTION												TOTAL OB/XF				32,447								
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	7000	C	INSTITAL	0		00	0.00	0.00	5.96	AC		1.00	1.00	1.25	36,000.00	45,000.00	268,200							

BUILDING NOTES											
BAS= W66 S13 E3 S4 W7 S50 E30N7 CAN= E12 N7 W12 S7\$ N7 E12S7 E28 N13 E4 N30 W4 CAN= N4 W3 S4 E3\$ W3 N4 E3 N13\$.											

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	90
Exterior Wall	16	WD FR STUC	10
Roof Structure	01	FLAT	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		45	100
Frame	02	WOOD FRAME	100
Story Height		12	100
RMS		47	100
Stories	0	0	100
Units	0	0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	7500NON-PROFIT / ORPHANA		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,380	100	
FOP	24	30	
FOP	24	30	
FOP	28	30	
FOP	200	30	
FOP	452	30	
TOTALS	6,108		
			5,598
			387,382

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5300	04	5,598	100.2930	138.40	774,763	1984	1984	0	0	50.00	50.00
6 HOSPITAL 0% - 0											
Heated Area: 5380 HX Base Yr											

445 SW MICHIGAN ST, LAKE CITY

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 3 of 6	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		1,799,307	
TOTAL MARKET OB/XF VALUE		32,447	
TOTAL LAND VALUE - MARKET		268,200	
TOTAL MARKET VALUE		2,099,954	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,099,954	
TOTAL EXEMPTION VALUE	39	2,099,954	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		2,099,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,150,719	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

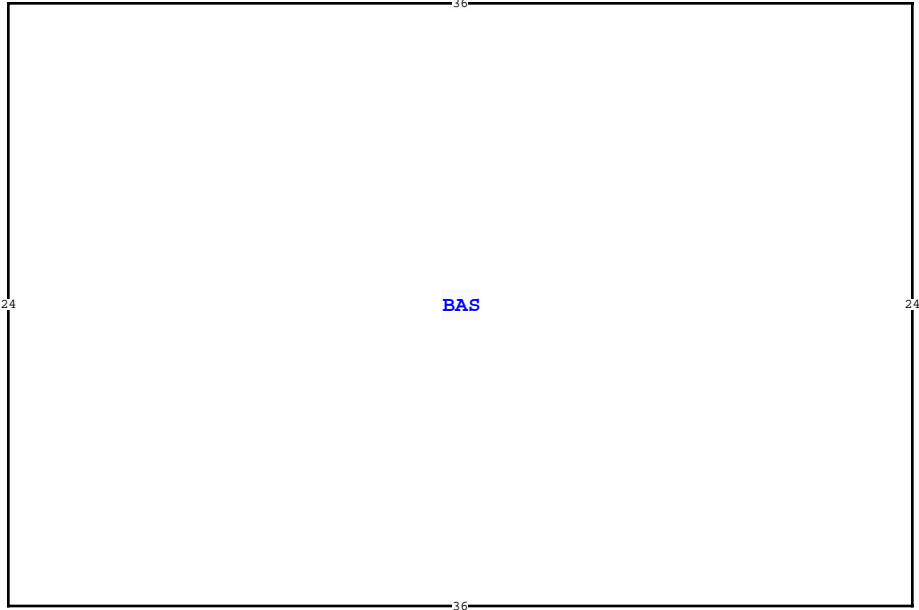
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W13 FOP= W20 S10 E20 N10\$ S10 W20 S12 W17 N2 W13 N2W11
 S2 W13 S13 FOP= S6 E4 N6 W4\$ E4 S6 W4 S27 W2 S11 E2 S13E15
 FOP= E6 N4 W6 S4\$ N4 E6 S4 E16 N13 E2 N11 W2 N11 E18 FOP= S13
 E32 N13 W7 N2 W18 S2W7\$ E7 N2 E18 S2 E27 N13 FOP= N7 W4 S7
 E4\$ W4 N7 E4 N13 W20 N22\$.

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		2 100	
Frame	01	NONE 100	
Story Height		7 100	
RMS		1 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	7500NON-PROFIT / ORPHANA		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	
TOTALS	864		864 26,820

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4900	04	864	76.2720	56.44	48,764	1995	1995	0	0	45.00	55.00
9 OFFICE LOW		0% - 0	Heated Area: 864		HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 6 of 6	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			1,799,307
TOTAL MARKET OB/XF VALUE			32,447
TOTAL LAND VALUE - MARKET			268,200
TOTAL MARKET VALUE			2,099,954
SOH/AGL Deduction			0
ASSESSED VALUE			2,099,954
TOTAL EXEMPTION VALUE	39		2,099,954
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			2,099,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,150,719

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= W36 S24 E36 N24\$.

EXTRA FEATURES															TOTAL OB/XF		0	
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		

LAND DESCRIPTION										TOTAL OB/XF										0				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV