

COMM SW COR OF NW1/4 OF NW1/4, R
TO E R/W US-41, N 9 DG E 388 FT
N 9 DG E 227 FT, E 212.67 FT TO

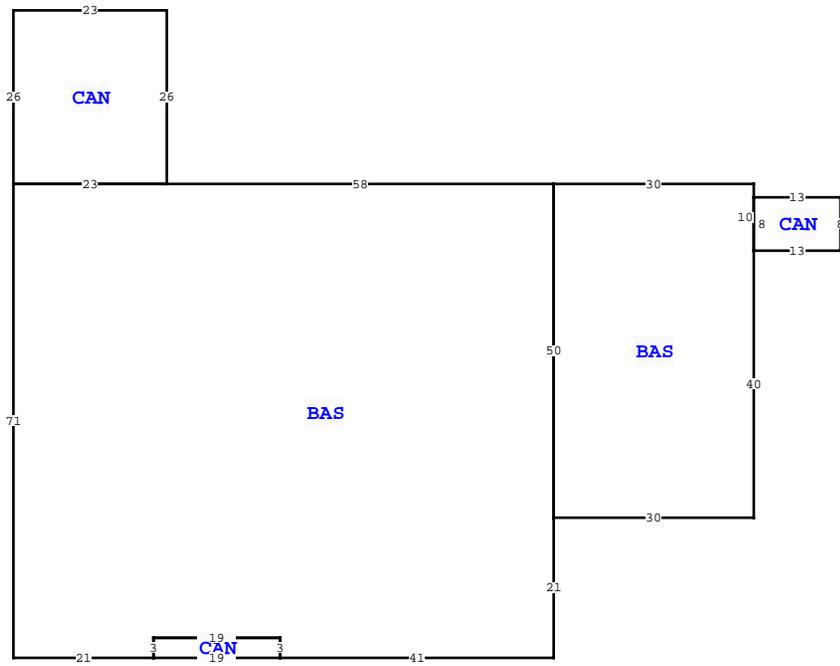
FCS TRUST DATED JANUARY 8, 2025
180 NW AMENITY COURT
LAKE CITY, FL 32025

2026

08-4S-17-08184-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 90	
Exterior Wall	19	COMMON BRK 10	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 80	
Interior Wall	05	DRYWALL 20	
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	05	STEEL 100	
Story Height		10 100	
RMS		6 100	
Stories	0	0 100	
Units	0	0 100	
Condition Adj	03	03 100	
Quality	04	04	
DOR CODE	7200 PRVT SCHL/DAY CARE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,500	100	
BAS	5,694	100	
CAN	57	30	
CAN	104	30	
CAN	598	30	
TOTALS	7,953		
			7,421 195,432

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 SCH/PRVT	0%	- 2026									
Heated Area: 7194						HX Base Yr					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 5	1	
VALUATION BY				STANDARD		
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE				392,587		
TOTAL MARKET OB/XF VALUE				38,540		
TOTAL LAND VALUE - MARKET				151,715		
TOTAL MARKET VALUE				582,842		
SOH/AGL Deduction				0		
ASSESSED VALUE				582,842		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				582,842		
TOTAL JUST VALUE				582,842		
NCON VALUE				74,038		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				514,124		
XFOB:2:1: NOBI MH						
SALE:1:1: INC - INCLUDED 14339-004						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
25-0453	DEMO EXISTING BUI	65,000	06/05/2025			
25-0503	NEW CLASSROOM	65,000	06/04/2025			
24-0530	NEW CLASSROOM		07/24/2024			
000045168	New Commercial Co	80,000	08/15/2022			
19-0635	ADDN COMM	267	11/18/2019			
13-0289	M H	50	06/27/2013			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1773	6/27/2025	QC	U	I	11	100
GRANTOR: COVENANT COMMUNITY PR						
GRANTEE: FCS TRUST DATED JAN						
1042/2718	4/05/2005	WD	Q	I		465,000
GRANTOR: SECURITY TRUST PLANS						
GRANTEE: COVENANT COMMUNITY						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W58 CAN= N26 W23 S26 E23\$ W23 S71 E21 CAN= E19 N3 W19 S3\$ N3 E19 S3 E41 N21 BAS= E30 N40 CAN= E13 N8 W13 S8\$ N10 W30 S50\$ N50\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	43,000.00	UT	0.45	0.45	100	0
2	0150	CLFENCE 8	0	0	0	1.00	UT	0.00	0.00	100	2008
3	0262	PRCH,FOP	0	0	0	1.00	UT	0.00	0.00	100	2021
4	0040	BARN,POLE	0	0	75	4,500.00	UT	2.50	2.50	100	2021
5	0294	SHED WOOD/	0	0	12	120.00	UT	15.00	15.00	100	2025
6	0294	SHED WOOD/	0	0	19	76.00	UT	15.00	15.00	100	2025

TOTAL OB/XF												38,540			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	7200	C	SCHOOL PRI	0		CI	227.00	230.00	60,686.00	SF	1.00				

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	7200	C	SCHOOL PRI	0		CI	227.00	230.00	60,686.00	SF	1.00	1.00	1.00	2.50	2.50	151,715							

COMM SW COR OF NW1/4 OF NW1/4, R
TO E R/W US-41, N 9 DG E 388 FT
N 9 DG E 227 FT, E 212.67 FT TO

FCS TRUST DATED JANUARY 8, 2025
180 NW AMENITY COURT
LAKE CITY, FL 32025

2026

08-4S-17-08184-002



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	25	MOD	METAL	100	
Roof Structur	04	WOOD	TRUSS	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	13	LAM/VNLPK		100	
Ceiling	02	F.NOT	SUS	100	
Air Condition	06	ENG	CENTRL	100	
Heating Type	09	ENG	F AIR	100	
Fixtures		N/A		100	
Frame	02	WOOD	FRAME	100	
Story Height				9	100
RMS				2	100
Stories	1.	1.			100
Condition Adj	03	03			100
Quality	05	05			
DOR CODE	7200 PRVT SCHL/DAY CARE				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	8417.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2023	800	50,466
UOP	32	20	2023	6	378
TOTALS	832			806	50,844

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SCH/PRVT	0%	- 2026		Heated Area: 800					HX Base Yr		

COLUMBIA COUNTY PROPERTY		PAGE 2 of 5	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
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TOTAL MARKET VALUE		582,842	
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ASSESSED VALUE		582,842	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		582,842	
TOTAL JUST VALUE		582,842	
NCON VALUE		74,038	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		514,124	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
942	ADDN COMM	135	07/24/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/1773	6/27/2025	QC	U	I	11	100

GRANTOR: COVENANT COMMUNITY PR
GRANTEE: FCS TRUST DATED JAN
1042/2718 4/05/2005 WD Q I 465,000
GRANTOR: SECURITY TRUST PLANS
GRANTEE: COVENANT COMMUNITY

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=10,10] S16 E50 N16 W50 \$ UOP=[YR=2023;ORIG=6,18] S8 E4 N8 W4 \$

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
2019 SW MAIN BLVD, LAKE CITY																

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

