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

2027

08-4S-17-08184-002

BUILDING CHARACTERISTICS

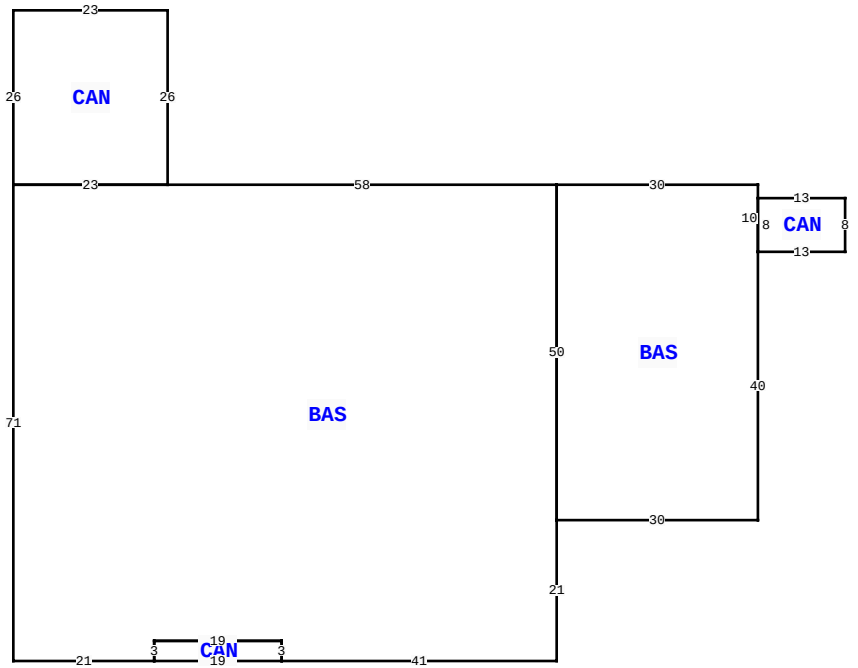
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		10 100
RMS		6 100
Stories	0	0 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	38,093
BAS	5,694	100		5,694	144,599
CAN	57	30		17	432
CAN	104	30		31	787
CAN	598	30		179	4,546
TOTALS	7,953			7,421	188,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9000	04	7,421	94.0500	50.79	376,913	1977	1977	0	0	0	50.00	50.00

1 SCH/PRIVT 0% - 2026 Heated Area: 7194 HX Base Yr



2019 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	0	0	43,000.00	UT	0.45	0.45	100	0	0	3	100	19,350	
2	0150	CLFENCE 8	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,000	
3	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	2021	2020		100	3,000	
4	0040	BARN,POLE	0	0	75	60	4,500.00	UT	2.50	2.50	100	2021	2020		100	11,250	
5	0294	SHED WOOD/	0	0	12	10	120.00	UT	15.00	15.00	100	2025	2024		100	1,800	
6	0294	SHED WOOD/	0	0	19	4	76.00	UT	15.00	15.00	100	2025	2024		100	1,140	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	378,583
TOTAL MARKET OB/XF VALUE	38,540
TOTAL LAND VALUE - MARKET	166,886
TOTAL MARKET VALUE	584,009
SOH/AGL Deduction	0
ASSESSED VALUE	584,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	584,009
TOTAL JUST VALUE	584,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	584,009

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$.

LAND DESCRIPTION

TOTAL OB/XF 38,540

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		CI	227.00	230.00	60,686.00	SF		1.00	1.00	1.00	2.75	2.75	166,886							

REVIEW DATE 03/17/2026 BY JB Total Acres: 1.39 Total Land Value: 166,886 Market: 0 Agricultural: 0 Common: 166,886 PRINTED 11/16/2026 BY SYS

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

2027

08-4S-17-08184-002

BUILDING CHARACTERISTICS

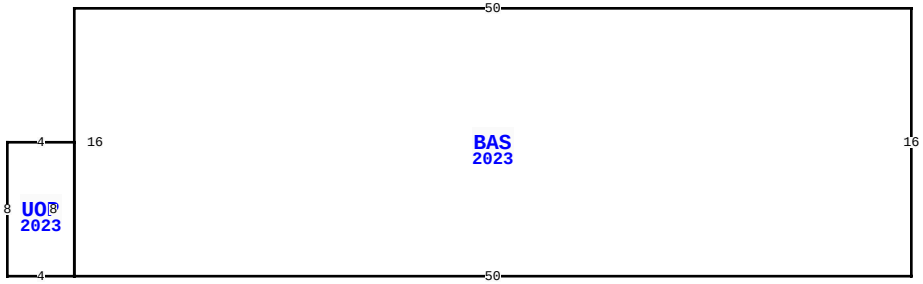
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		N/A 100
Frame	02	WOOD FRAME 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	48,671
UOP	32	20	2023	6	365
TOTALS	832			806	49,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9000	04	806	114.9540	62.08	50,036	2022	2022	0	0	0	2.00	98.00

2 SCH/PRIVT 0% - 2026 Heated Area: 800 HX Base Yr



2019 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	378,583
TOTAL MARKET OB/XF VALUE	38,540
TOTAL LAND VALUE - MARKET	166,886
TOTAL MARKET VALUE	584,009
SOH/AGL Deduction	0
ASSESSED VALUE	584,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	584,009
TOTAL JUST VALUE	584,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	584,009

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/17/2026 BY JB Total Acres: 1.39 Total Land Value: 166,886 Market: 0 Agricultural: 0 Common: 166,886 PRINTED 11/16/2026 BY SYS

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

2027

08-4S-17-08184-002

BUILDING CHARACTERISTICS

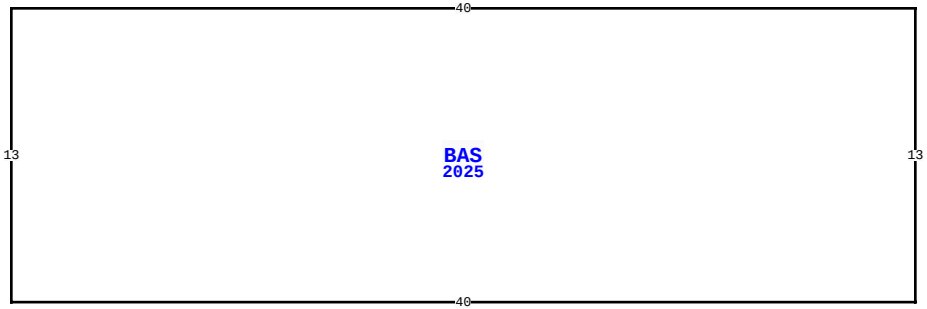
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		N/A 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
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	520	100	2025	520	28,978
TOTALS	520			520	28,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9000	04	520	104.2440	56.29	29,271	2024	2024	0	0	0	1.00	99.00

3 SCH/PRIVT 0% - 2026 Heated Area: 520 HX Base Yr



2019 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	378,583
TOTAL MARKET OB/XF VALUE	38,540
TOTAL LAND VALUE - MARKET	166,886
TOTAL MARKET VALUE	584,009
SOH/AGL Deduction	0
ASSESSED VALUE	584,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	584,009
TOTAL JUST VALUE	584,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	584,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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=2025;ORIG=10,10] S13 E40 N13 W40 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/17/2026 BY JB Total Acres: 1.39 Total Land Value: 166,886 Market: 0 Agricultural: 0 Common: 166,886 PRINTED 11/16/2026 BY SYS

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

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2027

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BUILDING CHARACTERISTICS

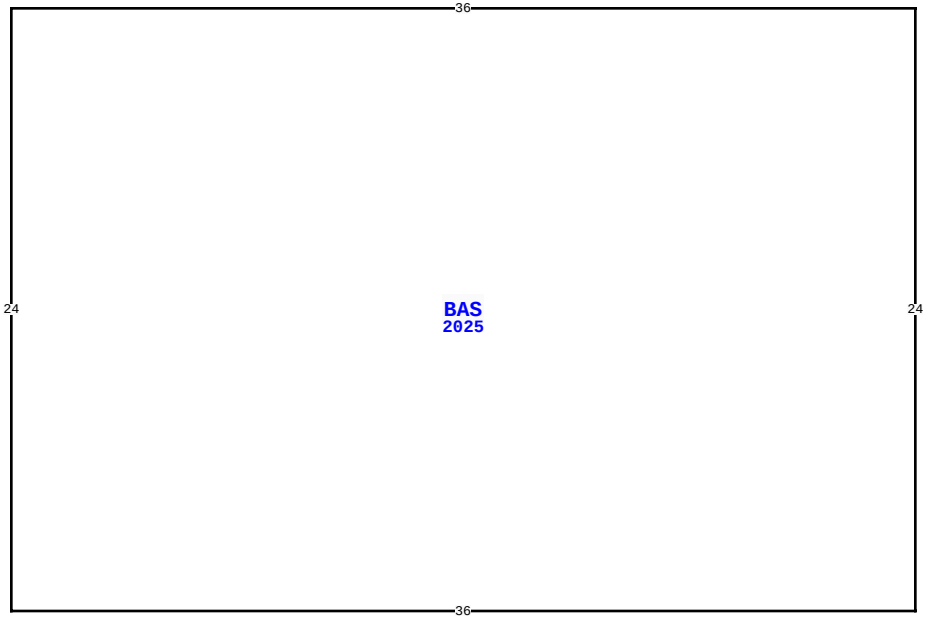
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		N/A 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
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	864	100	2025	864	40,712
TOTALS	864			864	40,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9000	04	864	101.4720	54.79	47,339	2010	2010	0	0	0	14.00	86.00

4 SCH/PRIVT 0% - 2026 Heated Area: 864 HX Base Yr



2019 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	378,583
TOTAL MARKET OB/XF VALUE	38,540
TOTAL LAND VALUE - MARKET	166,886
TOTAL MARKET VALUE	584,009
SOH/AGL Deduction	0
ASSESSED VALUE	584,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	584,009
TOTAL JUST VALUE	584,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	584,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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=2025;ORIG=-70,-20] S24 E36 N24 W36 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/17/2026 BY JB Total Acres: 1.39 Total Land Value: 166,886 Market: 0 Agricultural: 0 Common: 166,886 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

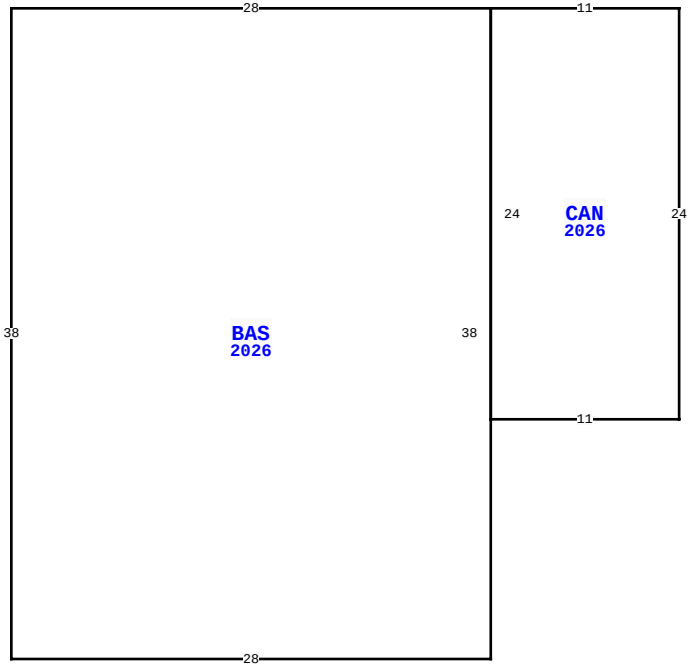
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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	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	1,064	100	2026	1,064	66,467
CAN	264	30	2026	79	4,935
TOTALS	1,328			1,143	71,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9000	04	1,143	116.8440	63.10	72,123	2025	2025	0	0	0	1.00	99.00

6 SCH/PRIVT 0% - 2026 Heated Area: 1064 HX Base Yr



2019 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 1

VALUATION SUMMARY

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TOTAL JUST VALUE	584,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	584,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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=2026;ORIG=10,10] S38 E28 N38 W28 $
CAN=[YR=2026;ORIG=38,10] S24 E11 N24 W11 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/17/2026 BY JB Total Acres: 1.39 Total Land Value: 166,886 Market: 0 Agricultural: 0 Common: 166,886 PRINTED 11/16/2026 BY SYS