BEG SE COR OF NW1/4 OF NW1/4, RU LINDLER LAND, N ALONG E SIDE OF RD, RUN E ALONG CO RD TO SR-2, R

DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

2027

08-4S-17-08192-000

BUILDING CHARACTERISTICS

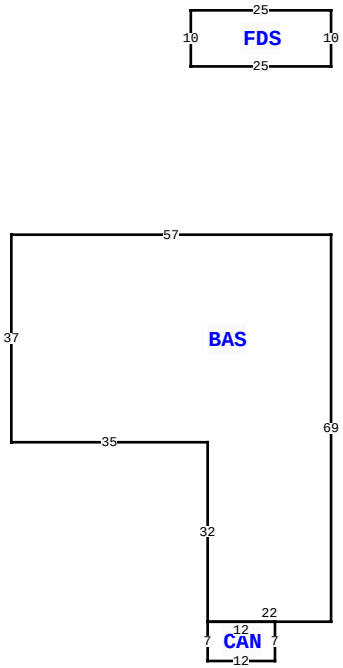
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
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	2,813	100		2,813	103,336
CAN	84	30		25	919
FDS	250	60		150	5,511
TOTALS	3,147			2,988	109,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,988	99.2784	73.47	219,528	1960	1960	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 2813 HX Base Yr



1905 SW EPIPHANY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 6 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,017,564
TOTAL MARKET OB/XF VALUE		94,200
TOTAL LAND VALUE - MARKET		138,568
TOTAL MARKET VALUE		2,250,332
SOH/AGL Deduction		0
ASSESSED VALUE		2,250,332
TOTAL EXEMPTION VALUE	02	2,250,332
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,250,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,255,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046569	Remodel	11,000	02/22/2023
000046036	Roof Replacement	10,863	12/05/2022
000045164	Storage Building	31,000	08/12/2022
1502	MAINT/ALTR	160	12/01/2009
1845	ADDN COMM	854	06/28/2000
1751	ADDN SFR	362	02/22/2000

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S37 E35 S32 CAN= S7E12 N7 W12$ E22 N69$ PTR= N30
FDS= N10 W25 S10 E25$ S30$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
4	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
8	0300	TENNIS CRT	0	0	0	0	2.00	UT	25,000.00	25,000.00	100	2012	2012	3	100	50,000	
9	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
10	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	3,000	

TOTAL OB/XF 58,400

LAND DESCRIPTION

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	7100	C	CHURCH	0		00	0.00	0.00	6.45	AC		1.00	1.00	1.00	21,500.00	21,500.00	138,568							

REVIEW DATE 07/11/2023 BY JB Total Acres: 6.45 Total Land Value: 138,568 Market: 0 Agricultural: 0 Common: 138,568 PRINTED 11/16/2026 BY SYS

BEG SE COR OF NW1/4 OF NW1/4, RU LINDLER LAND, N ALONG E SIDE OF RD, RUN E ALONG CO RD TO SR-2, R

DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

2027

08-4S-17-08192-000

BUILDING CHARACTERISTICS

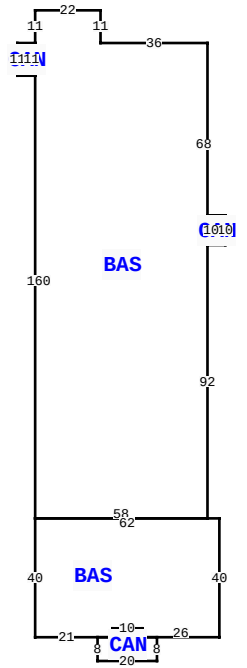
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		24 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
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	2,450	100		2,450	56,632
BAS	9,522	100		9,522	220,101
CAN	60	30		18	416
CAN	66	30		20	463
CAN	190	30		57	1,318
TOTALS	12,288			12,067	278,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9000	04	12,067	85.6128	46.23	557,857	1960	1960	0	0	0	50.00	50.00

2 SCH/PRIVT 0% - 0 Heated Area: 11972 HX Base Yr



1905 SW EPIPHANY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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
11	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
12	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	
13	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
14	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,500	
15	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
16	0030	BARN,MT	0	0	0	0	1,500.00	UT	18.00	18.00	100	2023	2022		100	27,000	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 6 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,017,564
TOTAL MARKET OB/XF VALUE		94,200
TOTAL LAND VALUE - MARKET		138,568
TOTAL MARKET VALUE		2,250,332
SOH/AGL Deduction		0
ASSESSED VALUE		2,250,332
TOTAL EXEMPTION VALUE	02	2,250,332
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,250,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,255,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000347	CHURCH	3,708	12/22/1994

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 N11 W22 S11 CAN= W6S11 E6 N11$ S160 BAS= S40 E21 CAN= S8 E20 N8 W5 N3 W10 S3 W5$ E5 N3 E10 S3 E26 N40 W62$ E58 N92 CAN= E6 N10 W6 S10$ N68$.

LAND DESCRIPTION

TOTAL OB/XF 35,800

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 07/11/2023 BY JB Total Acres: 6.45 Total Land Value: 138,568 Market: 0 Agricultural: 0 Common: 138,568 PRINTED 11/16/2026 BY SYS

BEG SE COR OF NW1/4 OF NW1/4, RU LINDLER LAND, N ALONG E SIDE OF RD, RUN E ALONG CO RD TO SR-2, R

DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

2027

08-4S-17-08192-000

BUILDING CHARACTERISTICS

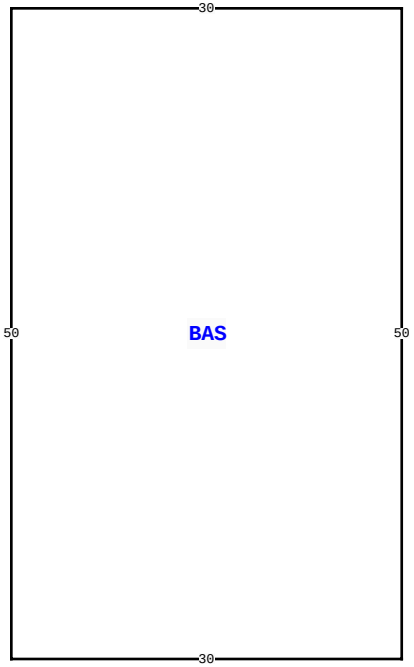
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
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	46,245
TOTALS	1,500			1,500	46,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9000	04	1,500	114.1770	61.66	92,490	1960	1960	0	0	0	50.00	50.00

3 SCH/PRIVT 0% - 0 Heated Area: 1500 HX Base Yr



1905 SW EPIPHANY CT, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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 3 of 6 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,017,564
TOTAL MARKET OB/XF VALUE		94,200
TOTAL LAND VALUE - MARKET		138,568
TOTAL MARKET VALUE		2,250,332
SOH/AGL Deduction		0
ASSESSED VALUE		2,250,332
TOTAL EXEMPTION VALUE	02	2,250,332
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,250,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,255,196

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= W30 S50 E30 N50$.

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 07/11/2023 BY JB Total Acres: 6.45 Total Land Value: 138,568 Market: 0 Agricultural: 0 Common: 138,568 PRINTED 11/16/2026 BY SYS

BEG SE COR OF NW1/4 OF NW1/4, RU LINDLER LAND, N ALONG E SIDE OF RD, RUN E ALONG CO RD TO SR-2, R

DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

2027

08-4S-17-08192-000

BUILDING CHARACTERISTICS

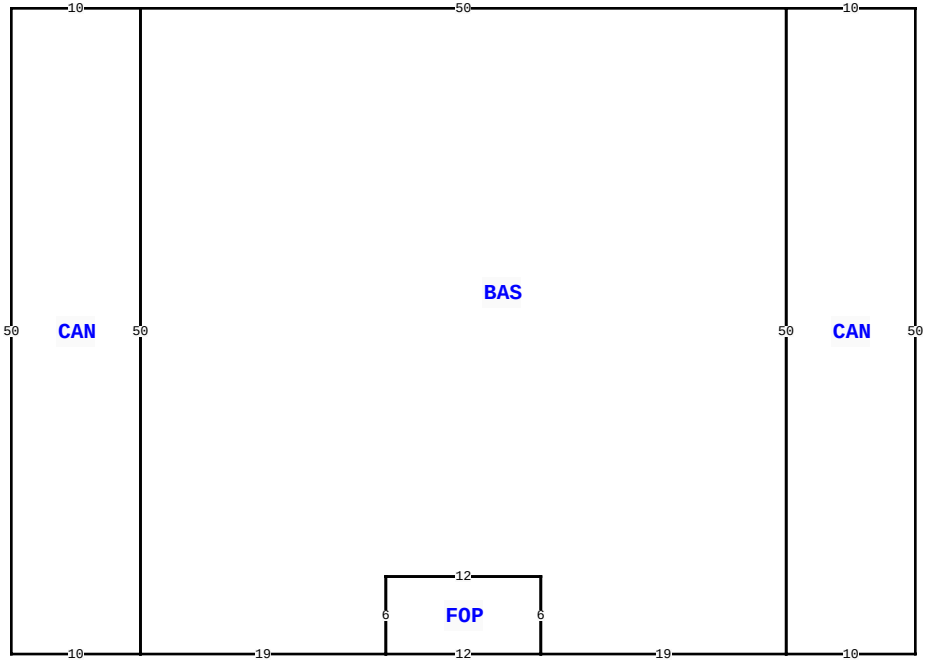
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	7100	CHURCHES-EX
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	2,428	100		2,428	110,244
CAN	500	30		150	6,811
CAN	500	30		150	6,811
FOP	72	30		22	999
TOTALS	3,500			2,750	124,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9100	04	2,750	117.9360	90.81	249,728	1960	1960	0	0	0	50.00	50.00

4 CHURCH 0% - 0 Heated Area: 2428 HX Base Yr



1905 SW EPIPHANY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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 6 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,017,564
TOTAL MARKET OB/XF VALUE		94,200
TOTAL LAND VALUE - MARKET		138,568
TOTAL MARKET VALUE		2,250,332
SOH/AGL Deduction		0
ASSESSED VALUE		2,250,332
TOTAL EXEMPTION VALUE	02	2,250,332
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,250,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,255,196

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= W50 CAN= W10 S50 E10 N50$ S50 E19 FOP= E12 N6 W12 S6$ N6 E12 S6 E19 CAN= E10 N50 W10 S50$ N50$.

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 07/11/2023 BY JB Total Acres: 6.45 Total Land Value: 138,568 Market: 0 Agricultural: 0 Common: 138,568 PRINTED 11/16/2026 BY SYS

BEG SE COR OF NW1/4 OF NW1/4, RU LINDLER LAND, N ALONG E SIDE OF RD, RUN E ALONG CO RD TO SR-2, R

DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

2027

08-4S-17-08192-000

BUILDING CHARACTERISTICS

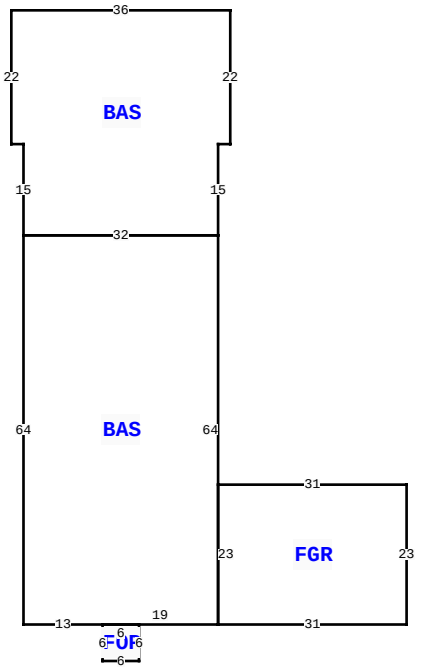
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
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	1,272	100		1,272	91,411
BAS	2,048	100		2,048	147,178
FGR	713	55		392	28,171
FOP	36	30		11	790
TOTALS	4,069			3,723	267,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,723	100.5100	110.56	411,615	1960	1960	0	0	0	35.00	65.00

5 SINGLE FAM 0% - 0 Heated Area: 3320 HX Base Yr



1905 SW EPIPHANY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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 5 of 6 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,017,564
TOTAL MARKET OB/XF VALUE		94,200
TOTAL LAND VALUE - MARKET		138,568
TOTAL MARKET VALUE		2,250,332
SOH/AGL Deduction		0
ASSESSED VALUE		2,250,332
TOTAL EXEMPTION VALUE	02	2,250,332
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,250,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,255,196

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= W32 S64 E13 FOP= S6 E6 N6 W6$ E19 FGR= E31 N23 W31 S23$ N64$ BAS= N15 E2 N22 W36 S22 E2 S15 E32$.

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 07/11/2023 BY JB Total Acres: 6.45 Total Land Value: 138,568 Market: 0 Agricultural: 0 Common: 138,568 PRINTED 11/16/2026 BY SYS

BEG SE COR OF NW1/4 OF NW1/4, RU
LINDLER LAND, N ALONG E SIDE OF
RD, RUN E ALONG CO RD TO SR-2, R

DIOCESE OF ST AUGUSTINE
11625 OLD ST AUGUSTINE ROAD
JACKSONVILLE, FL 32258

2027

08-4S-17-08192-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Plumbing		13 100
Frame	02	WOOD FRAME 100
Story Height		30 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	09	09
DOR CODE	7100	CHURCHES-EX

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	13,840	100		13,840	1,186,099
CAN	160	30		48	4,113
TOTALS	14,000			13,888	1,190,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9100	06	13,888	191.9017	147.76	2,052,091	1996	1996	0	0	0	42.00	58.00

6 CHURCH 0% - 0 Heated Area: 13840 HX Base Yr

1905 SW EPIPHANY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 6 of 6 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,017,564
TOTAL MARKET OB/XF VALUE		94,200
TOTAL LAND VALUE - MARKET		138,568
TOTAL MARKET VALUE		2,250,332
SOH/AGL Deduction		0
ASSESSED VALUE		2,250,332
TOTAL EXEMPTION VALUE	02	2,250,332
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,250,332
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,255,196

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= 13840$ CAN= 160$.

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

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 07/11/2023 BY JB Total Acres: 6.45 Total Land Value: 138,568 Market: 0 Agricultural: 0 Common: 138,568 PRINTED 11/16/2026 BY SYS