

COMM NW COR OF SEC, E 1397.06 FT
 314.20 TO W R/W OF SE ACADEMIC A
 209.63 FT TO PT ON CURVE, SW 103

THE FOUNDATION FOR FLORIDA GATEWAY COLLEGE, INC
 149 SE COLLEGE PL
 LAKE CITY, FL 32025

2026

12-4S-17-08329-003


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|---|------------|--------------|----------------------|-----|-----|----------|-------|-------|----------------|---------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|---------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 14,130 TOTAL MARKET VALUE 14,130 SOH/AGL Deduction 1,022 ASSESSED VALUE 13,108 TOTAL EXEMPTION VALUE 08 13,108 BASE TAXABLE VALUE 0 TOTAL JUST VALUE 14,130 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 14,130 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1450/990 10/19/2021 WD U V 17 195,000 GRANTOR: PHILLIPS FOREST LLC GRANTEE: THE FOUNDATION FOR | | | | | | | | | | | |
| TOTALS | | | | | | | | | | BLD DATE XF DATE INC DATE | | | | | | | | | | LGL DATE LAND DATE AG DATE 04/29/2025 MLU | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | | | | |
| 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | |
| 1 | 9900 | C | AC NON-AG | 0 | | | | | 1.57 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 14,130 | | | | | | | | | | | | | | |
| REVIEW DATE 04/29/2025 BY MLU Total Acres: 1.57 Total Land Value: 14,130 Market: 0 Agricultural: 0 Common: 14,130 PRINTED 05/29/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |