COMM SW COR OF N1/2 OF N1/2 OF S
E 1967.24 FT FOR POB, RUN N 467.
409.57 FT TO A PT ON SW R/W OF U

GATEWAY-FOREST LAWN FUNERAL HOME AND CREMATORY, IN
P O BOX 526
LAKE CITY, FL 32056

**2027**

**17-4S-17-08425-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 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 | 08 | SHT VINYL 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 20 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 12 100 |
| RMS | | 16 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 07 | 07 |

DOR CODE 7601 MORTUARY/CEMETARY - NON-EX

MAP NUM | MKT AREA 06

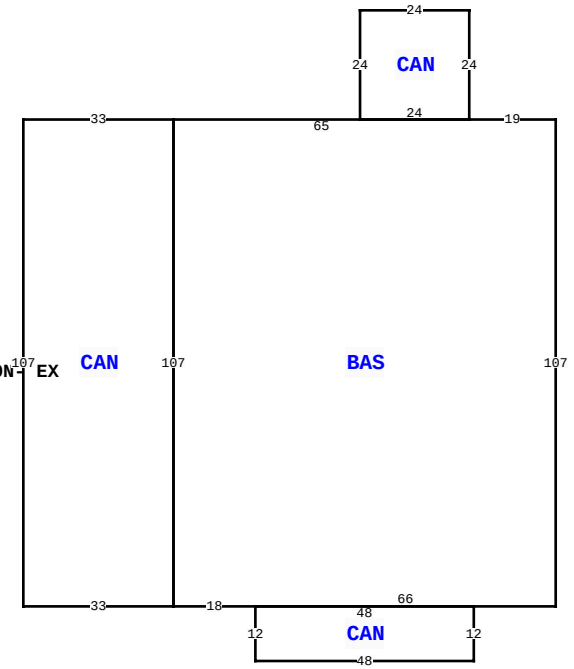
NEIGHBORHOOD/LOC 17417.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 8,988 | 100 | | 8,988 | 367,823 |
| CAN | 576 | 30 | | 173 | 7,080 |
| CAN | 576 | 30 | | 173 | 7,080 |
| CAN | 3,531 | 30 | | 1,059 | 43,339 |
| TOTALS | 13,671 | | | 10,393 | 425,321 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6800 | 04 | 10,393 | 103.8079 | 56.06 | 582,632 | 2003 | 2003 | 0 | 0 | 0 | 27.00 | 73.00 |

1 MORTUARY 0% - 0 Heated Area: 8988 HX Base Yr




3596 S US HIGHWAY 441 , 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 16,110.00 | UT | 0.77 | 0.77 | 100 | 2003 | 2003 | 3 | 100 | 12,405 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,500.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 3,000 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 8.00 | UT | 1,000.00 | 1,000.00 | 100 | 2003 | 2003 | 3 | 100 | 8,000 | |
| 4 | 0104 | GENERATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 2025 | | 95 | 5,700 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 425,321 |
| TOTAL MARKET OB/XF VALUE | 29,105 |
| TOTAL LAND VALUE - MARKET | 195,750 |
| TOTAL MARKET VALUE | 650,176 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 650,176 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 650,176 |
| TOTAL JUST VALUE | 650,176 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 650,176 |

LAND:1:1: ADJOINS FOREST LAWN CEMETERY

SALE:1:1: JOINS FOREST LAWN CEMETERY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051526 | Generator | 0 | 11/15/2024 |
| 000049526 | Roof Replacement | 5,410 | 03/29/2024 |
| 19721 | COMMERCIAL | 3,855 | 07/09/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0999/2690 | 11/14/2003 | WD | Q | I | 06 | 820,000 |
| GRANTOR: THEODORE GUERRY | | | | | | |
| GRANTEE: FOREST LAWN FUNERAL | | | | | | |
| 0819/2269 | 4/03/1996 | WD | U | V | 09 | 190,000 |
| GRANTOR: A C & MERLE MILTON | | | | | | |
| GRANTEE: THEODORE L SR & AMY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 CAN= N24 W24 S24 E24$ W65 CAN= W33 S107 E33 N107$
S107 E18 CAN= S12 E48 N12 W48$ E66 N107$.

## LAND DESCRIPTION

TOTAL OB/XF 29,105

| 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 | 7600 | C | MORTUARY | 0 | | A-1 | 0.00 | 0.00 | 7.25 | AC | | 1.00 | 1.00 | 1.00 | 27,000.00 | 27,000.00 | 195,750 | | | | | | | |

REVIEW DATE 03/06/2026 BY robin Total Acres: 7.25 Total Land Value: 195,750 Market: 0 Agricultural: 0 Common: 195,750 PRINTED 11/16/2026 BY SYS