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

2026

17-4S-17-08425-001

BUILDING CHARACTERISTICS

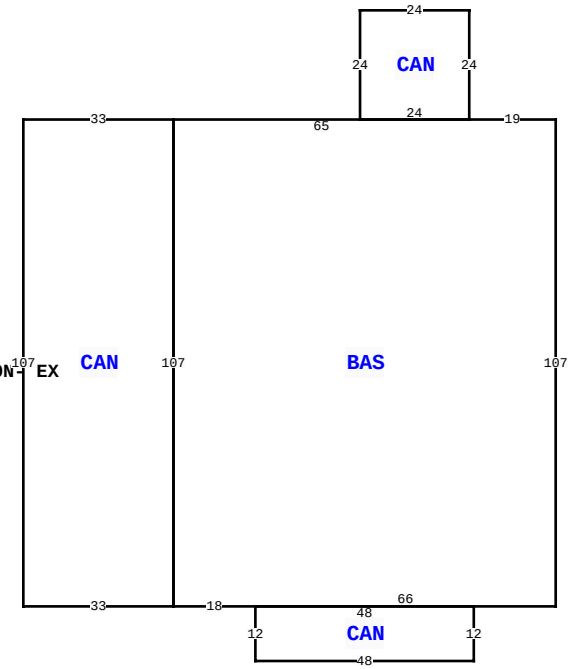
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
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

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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	641,629

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 06/22/2026 BY SYS