COMM AT NE COR OF SEC, S 608.82
CONT S 600.35 FT, W 2270.59 FT T
SR-47, N ALONG E R/W 522.51 FT,

CLAY ELECTRIC COOPERATIVE INC
P O BOX 308
KEYSTONE HEIGHTS, FL 32656-0308

2027

18-4S-17-08451-004

BUILDING CHARACTERISTICS

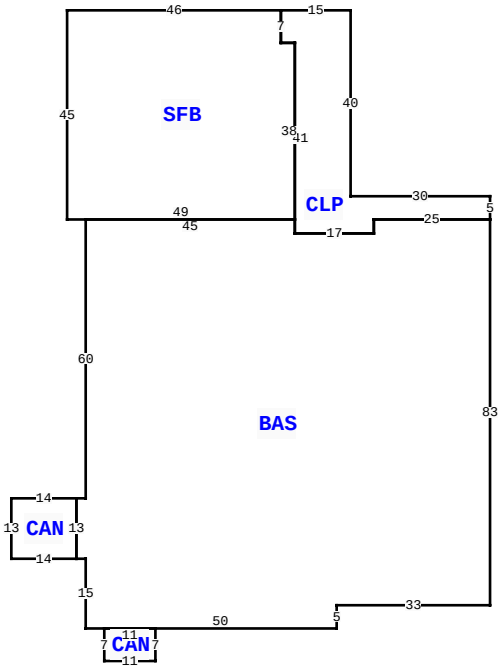
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		23 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,466	100		7,466	577,398
CAN	77	30		23	1,778
CAN	182	30		55	4,253
CLP	762	40		305	23,588
SFB	2,184	80		1,747	135,108
TOTALS	10,671			9,596	742,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	9,596	116.1270	85.93	824,584	2013	2013	0	0	0	10.00	90.00

1 OFFICE LOW 0% - 0 Heated Area: 9650 HX Base Yr



1797 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 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	110,826.00	UT	1.60	1.60	100	2013	2013	3	100	177,322	
2	0119	MASONRY WA	0	0	10	205	2,050.00	UT	6.50	6.50	100	2013	2013	3	100	13,325	
3	0160	CLFENCE 10	0	0	0	0	1,110.00	UT	11.00	11.00	100	2013	2013	3	100	12,210	
4	0166	CONC,PAVMT	0	0	0	0	20,327.00	UT	2.00	2.00	100	2013	2013	3	100	40,654	
5	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2013	2013	3	100	6,000	
6	0253	LIGHTING	0	0	0	0	14.00	UT	800.00	800.00	100	2013	2013	3	100	11,200	
7	0295	SPKLR SYS	0	0	0	0	9,213.00	UT	1.75	1.75	100	2013	2013	3	100	16,123	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	797,265
TOTAL MARKET OB/XF VALUE	276,834
TOTAL LAND VALUE - MARKET	585,619
TOTAL MARKET VALUE	1,287,782
SOH/AGL Deduction	0
ASSESSED VALUE	1,287,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,287,782
TOTAL JUST VALUE	1,659,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,659,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38448	COMMERCIAL	313	08/06/2019
30199	COMMERCIAL	6,219	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/1797	12/16/2011	WD	U	V	20	720,000

GRANTOR: MICHAEL FRANK & TERRE

GRANTEE: CLAY ELECTRIC COOPE

BUILDING NOTES

BUILDING DIMENSIONS

CLP= N5 W30 N40 W15 S7 E3 S41 E17 N3 E25$ BAS= W25 S3 W17 N3 SFB= N38 W3 N7 W46 S45 E49$ W45 S60 W2 CAN= W14 S13 E14 N13$ S13 E2 S15 E4 CAN= S7 E11 N7 W11$ E50 N5 E33 N83$.

LAND DESCRIPTION

TOTAL OB/XF 276,834

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	9100	C	UTILITY	0		CI	0.00	0.00	10.25	AC		1.00	1.00	1.00	20,000.00	20,000.00	205,000							
2	9601	C	RETENTION AR	0		CI	0.00	0.00	1.25	AC		1.00	1.00	1.00	175.00	175.00	219							
3	5500	A	TIMBER 2	0		CI	0.00	0.00	19.02	AC		1.00	1.00	1.00	445.00	445.00	8,464							
4	9910	M	MKT.VAL.AG	0		CI	0.00	0.00	19.02	AC		1.00	1.00	1.00	20,000.00	20,000.00	380,400							

REVIEW DATE 05/10/2017 BY BC Total Acres: 30.52 Total Land Value: 213,683 Market: 380,400 Agricultural: 8,464 Common: 205,219 PRINTED 11/16/2026 BY SYS

COMM AT NE COR OF SEC, S 608.82
CONT S 600.35 FT, W 2270.59 FT T
SR-47, N ALONG E R/W 522.51 FT,

CLAY ELECTRIC COOPERATIVE INC
P O BOX 308
KEYSTONE HEIGHTS, FL 32656-0308

2027

18-4S-17-08451-004

BUILDING CHARACTERISTICS

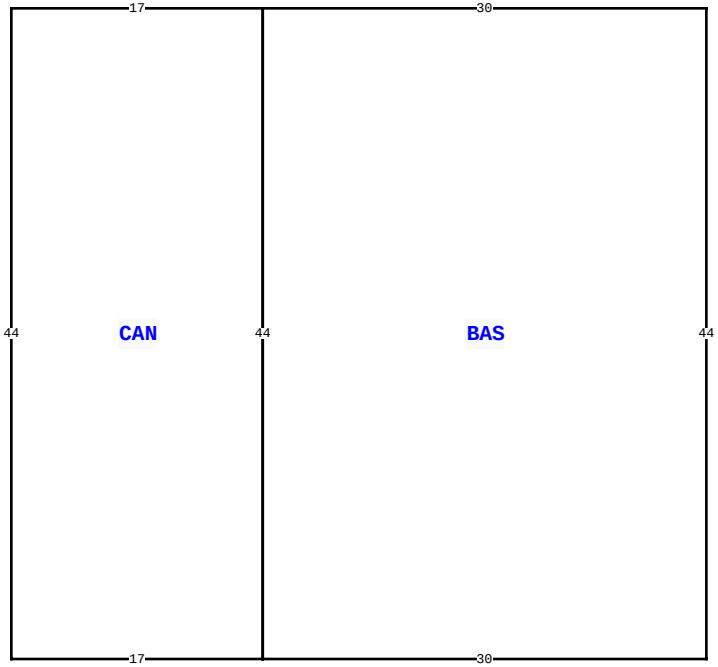
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	47,140
CAN	748	30		224	7,999
TOTALS	2,068			1,544	55,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	1,544	104.4120	39.68	61,266	2013	2013	0	0	0	10.00	90.00

2 PREF M B A 0% - 0 Heated Area: 1320 HX Base Yr



1797 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	06/23/2021 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	797,265
TOTAL MARKET OB/XF VALUE	276,834
TOTAL LAND VALUE - MARKET	585,619
TOTAL MARKET VALUE	1,287,782
SOH/AGL Deduction	0
ASSESSED VALUE	1,287,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,287,782
TOTAL JUST VALUE	1,659,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,659,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/1797	12/16/2011	WD	U	V	20	720,000

GRANTOR: MICHAEL FRANK & TERRE

GRANTEE: CLAY ELECTRIC COOPE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 CAN= W17 S44 E17 N44$ S44 E30 N44$.

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 05/10/2017 BY BC Total Acres: 30.52 Total Land Value: 213,683 Market: 380,400 Agricultural: 8,464 Common: 205,219 PRINTED 11/16/2026 BY SYS