COM NW COR OF SW1/4 OF SW1/4,
RUN E 169.69 FT, S 22 DEG E
13.02 FT TO S R/W WALDO ST

COLUMBIA COUNTY SCHOOL BOARD
372 W DUVAL ST
LAKE CITY, FL 32055

2026

20-3S-17-05368-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

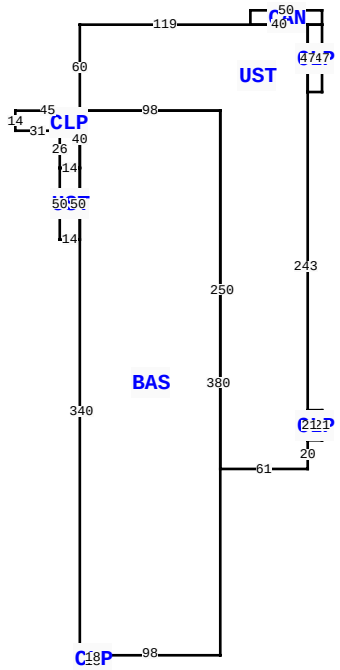
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		43 100
Frame	05	STEEL 100
Story Height		20 100
RMS		7 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8300	PUB SCHL IMP
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	37,240	100		37,240	645,928
CAN	500	30		150	2,602
CLP	72	60		43	746
CLP	210	60		126	2,186
CLP	470	60		282	4,892
CLP	994	60		596	10,338
UST	700	50		350	6,071
UST	24,790	50		12,395	214,992
TOTALS	64,976			51,182	887,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	51,182	80.6735	34.69	1,775,504	1940	1940	0	0	0	50.00	50.00

1 MANUF LGHT 0% - 0 Heated Area: 37240 HX Base Yr



218 NW COUNTY ROAD 25A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		1,281,288
TOTAL MARKET OB/XF VALUE		45,500
TOTAL LAND VALUE - MARKET		90,450
TOTAL MARKET VALUE		1,417,238
SOH/AGL Deduction		0
ASSESSED VALUE		1,417,238
TOTAL EXEMPTION VALUE	01	1,417,238
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,417,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,409,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0954/0474	5/06/2002	WD	Q	I	01	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: THE SCHOOL BOARD OF						
0954/0467	5/06/2002	QC	Q	I	01	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: THE SCHOOL BOARD OF						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W119 S60 CLP= W45 S14 E31 S26 E14 N40$ BAS= S40 UST= W14 S50 E14 N50$ S340 CLP= S4 E18 N4 W18$ E98 N380 W98$ E98 S250 E61 N20 CLP= E10 N21 W10 S21$ N243 CLP= E10N47 W10 S47$ N47 CAN= E10 N10W50 S10 E40$ W40$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	36,000.00	36,000.00	100	0	0	3	100	36,000	
3	0160	CLFENCE 10	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 45,500

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	8900	C	MUNICIPAL	0		00	0.00	0.00	10.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,450							

REVIEW DATE 03/22/2023 BY CP Total Acres: 10.05 Total Land Value: 90,450 Market: 0 Agricultural: 0 Common: 90,450 PRINTED 06/08/2026 BY SYS

COM NW COR OF SW1/4 OF SW1/4,
RUN E 169.69 FT, S 22 DEG E
13.02 FT TO S R/W WALDO ST

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372 W DUVAL ST
LAKE CITY, FL 32055

2026

20-3S-17-05368-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

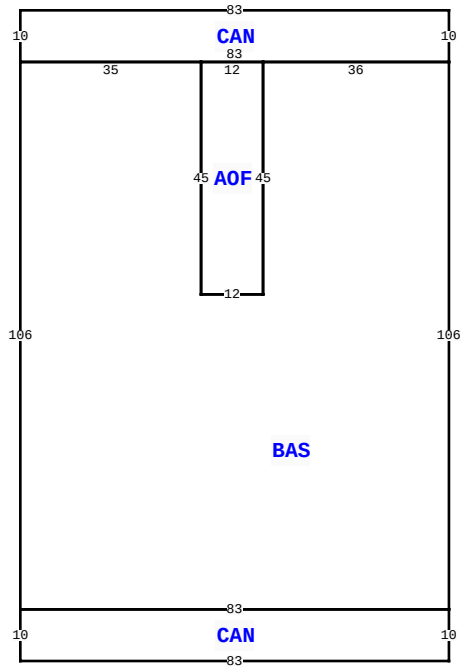
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		20 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8300	PUB SCHL IMP
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	540	150		810	33,323
BAS	8,258	100		8,258	339,726
CAN	830	30		249	10,244
CAN	830	30		249	10,244
TOTALS	10,458			9,566	393,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	9,566	171.8323	65.30	624,660	1998	1998	0	0	0	37.00	63.00

2 PREF M B A 0% - 0 Heated Area: 8798 HX Base Yr



218 NW COUNTY ROAD 25A , LAKE CITY

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TOTAL EXEMPTION VALUE	01	1,417,238
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,417,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,409,002

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: CITY OF LAKE CITY						
GRANTEE: THE SCHOOL BOARD OF						
0954/0467	5/06/2002	QC	Q	I	01	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: THE SCHOOL BOARD OF						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N10 W83 S10 E83$ BAS= W36 AOF= W12 S45 E12 N45$ S45W12 N45 W35 S106 CAN= S10 E83N10 W83$ E83 N106$.

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 03/22/2023 BY CP Total Acres: 10.05 Total Land Value: 90,450 Market: 0 Agricultural: 0 Common: 90,450 PRINTED 06/08/2026 BY SYS