SE1/4 OF SW1/4 AS LIES S OF SR 2
US-441 AND THE SW1/4 OF SW1/4 LY
HWY 441 & SW OF SR 25-A & E OF O

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

20-3S-17-05375-000

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
Air Condition	01	NONE 100
Heating Type	07	RAD ELEC 100
Plumbing		14 100
Frame	05	STEEL 100
Story Height		8 100
RMS		6 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

DOR CODE 8900 MUNICIPAL IMP-EX

MAP NUM | MKT AREA 07

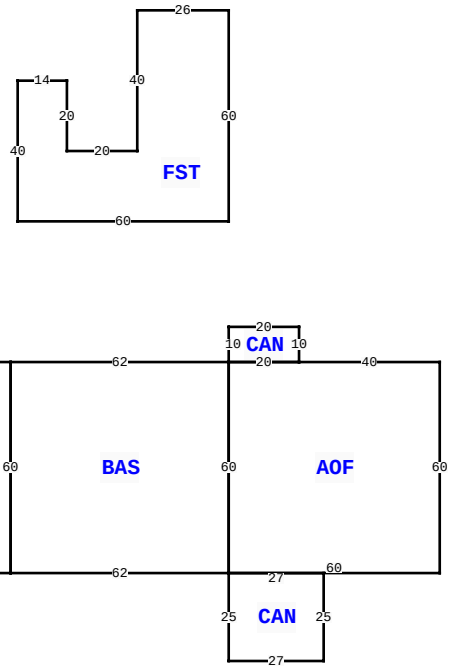
NEIGHBORHOOD/LOC 20317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,600	150		5,400	128,358
BAS	3,720	100		3,720	88,425
CAN	200	30		60	1,426
CAN	675	30		202	4,802
CAN	1,080	30		324	7,702
FST	2,520	70		1,764	41,931
TOTALS	11,795			11,470	272,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	06	11,470	97.0200	47.54	545,284	1975	1975	0	0	0	50.00	50.00

1 SERV SHOP 0% - 0 Heated Area: 7320 HX Base Yr



262 NE GUM SWAMP RD, LAKE CITY

BLD DATE | LGL DATE 04/10/2025 MLU
XF DATE | LAND DATE
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		494,626
TOTAL MARKET OB/XF VALUE		13,092
TOTAL LAND VALUE - MARKET		196,400
TOTAL MARKET VALUE		704,118
SOH/AGL Deduction		0
ASSESSED VALUE		704,118
TOTAL EXEMPTION VALUE	04	704,118
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		704,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 CAN= W18 S60 E18 N60$ S60 E62 N60$ AOF= S60 CAN= S25 E27 N25 W27$ E60 N60W40 CAN= N10 W20 S10 E20$ W20$ PTR=N40 FST= N60 W26 S40 W20 N20 W14 S40 E60$ S40$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
4	0040	BARN,POLE	0	0	24	36	864.00	UT	3.00	3.00	100	2005	2005	3	100	2,592	

LAND DESCRIPTION

TOTAL OB/XF 13,092

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	23.58	AC		1.00	1.00	1.00	5,000.00	5,000.00	117,900							
2	8900	C	MUNICIPAL	0		00	0.00	0.00	15.70	AC		1.00	1.00	1.00	5,000.00	5,000.00	78,500							

REVIEW DATE 08/24/2015 BY DF Total Acres: 39.28 Total Land Value: 196,400 Market: 0 Agricultural: 0 Common: 196,400 PRINTED 11/17/2026 BY SYS

SE1/4 OF SW1/4 AS LIES S OF SR 2
US-441 AND THE SW1/4 OF SW1/4 LY
HWY 441 & SW OF SR 25-A & E OF O

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

20-3S-17-05375-000

BUILDING CHARACTERISTICS

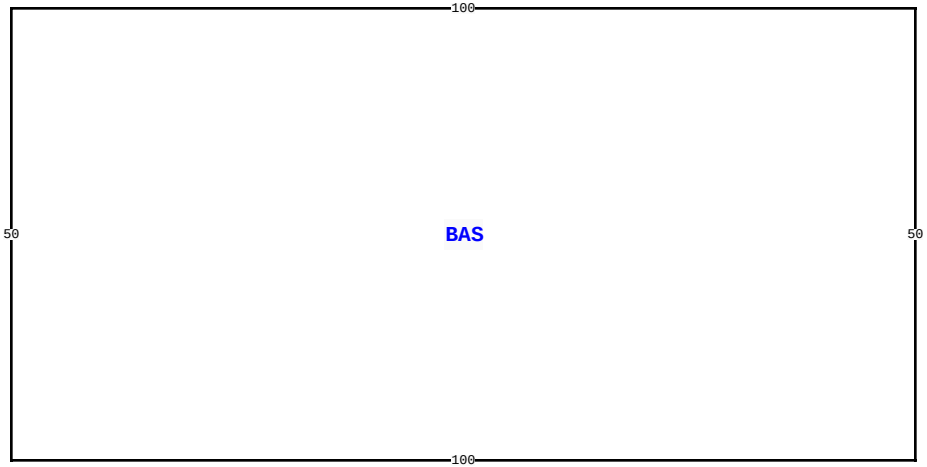
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
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	5,000	100		5,000	173,323
TOTALS	5,000			5,000	173,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	5,000	140.3375	53.33	266,650	1999	1999	0	0	0	35.00	65.00

2 PREF M B A 0% - 0 Heated Area: 5000 HX Base Yr



262 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		494,626
TOTAL MARKET OB/XF VALUE		13,092
TOTAL LAND VALUE - MARKET		196,400
TOTAL MARKET VALUE		704,118
SOH/AGL Deduction		0
ASSESSED VALUE		704,118
TOTAL EXEMPTION VALUE	04	704,118
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		704,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S50 E100 N50$.

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 08/24/2015 BY DF Total Acres: 39.28 Total Land Value: 196,400 Market: 0 Agricultural: 0 Common: 196,400 PRINTED 11/17/2026 BY SYS

SE1/4 OF SW1/4 AS LIES S OF SR 2
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HWY 441 & SW OF SR 25-A & E OF O

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2027

20-3S-17-05375-000

BUILDING CHARACTERISTICS

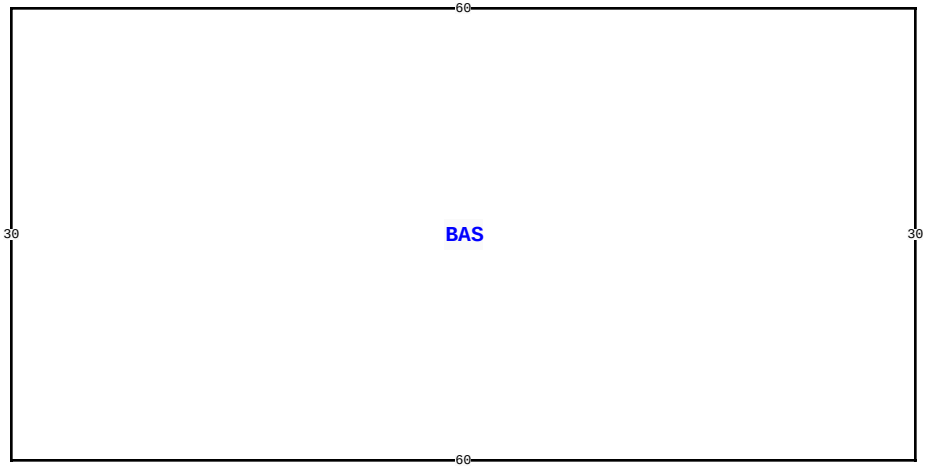
ELEMENT	CD	CONSTRUCTION
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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
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	1,800	100		1,800	48,662
TOTALS	1,800			1,800	48,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	1,800	92.4000	35.11	63,198	2005	2005	0	0	0	23.00	77.00

3 PREF M B A 0% - 0 Heated Area: 1800 HX Base Yr



262 NE GUM SWAMP RD, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

VALUATION SUMMARY

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Tax Group: 1	Tax Dist:	
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TOTAL JUST VALUE		704,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E60 N30$.

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 08/24/2015 BY DF Total Acres: 39.28 Total Land Value: 196,400 Market: 0 Agricultural: 0 Common: 196,400 PRINTED 11/17/2026 BY SYS