NE1/4 & W1/2 OF SE1/4 & 20 AC
OFF W SIDE OF E1/2 OF SE1/4 &
S1/2 OF SW1/4, EX RR R/W &

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

2027

23-4S-16-03094-000

BUILDING CHARACTERISTICS

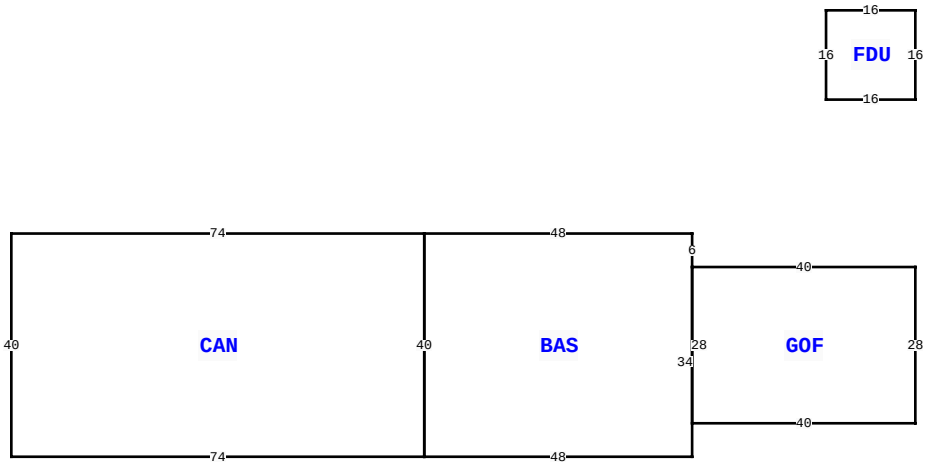
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	25	MOD METAL 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Plumbing		7 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	35,056
CAN	2,960	30		888	16,213
FDU	256	80		205	3,743
GOF	1,120	185		2,072	37,831
TOTALS	6,256			5,085	92,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	5,085	80.0700	30.43	154,737	1987	1987	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 3040 HX Base Yr



3996 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0150	CLFENCE 8	0	0	0	0	2,000.00	UT	4.30	4.30	80	0	0	3	80	6,880	
2	0040	BARN,POLE	0	0	36	192	2.00	UT	8,000.00	8,000.00	100	0	0	3	100	16,000	
3	0260	PAVEMENT-A	0	0	0	0	7,600.00	UT	12.00	12.00	90	0	0	3	90	82,080	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		105,166
TOTAL MARKET OB/XF VALUE		155,760
TOTAL LAND VALUE - MARKET		1,671,600
TOTAL MARKET VALUE		1,932,526
SOH/AGL Deduction		0
ASSESSED VALUE		1,932,526
TOTAL EXEMPTION VALUE	04	1,932,526
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,932,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,932,526

LAND:1:1: EFFLUENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1264	COUNTY	0	04/28/2009

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

GOF= W40 BAS= N6 W48 CAN= W74 S40E74 N40$ S40 E48 N34$ S28 E40 N28$ PTR=N30 FDU= N16W16 S16 E16$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 155,760

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		A-1	0.00	0.00	334.32	AC		1.00	1.00	1.00	5,000.00	5,000.00	1,671,600							

REVIEW DATE 03/06/2025 BY KS Total Acres: 334.32 Total Land Value: 1,671,600 Market: 0 Agricultural: 0 Common: 1,671,600 PRINTED 11/16/2026 BY SYS

NE1/4 & W1/2 OF SE1/4 & 20 AC
OFF W SIDE OF E1/2 OF SE1/4 &
S1/2 OF SW1/4, EX RR R/W &

CITY OF LAKE CITY
205 N MARION AVE
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2027

23-4S-16-03094-000

BUILDING CHARACTERISTICS

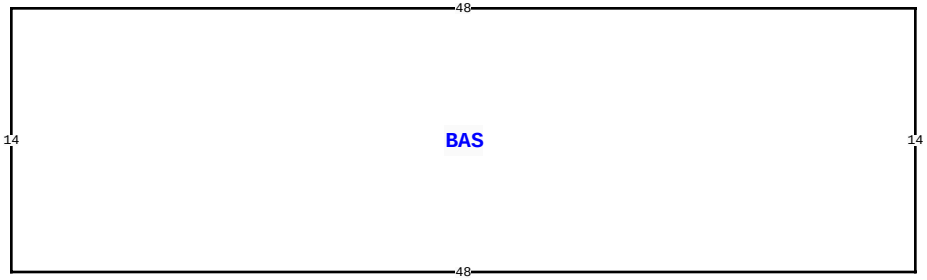
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	12,324
TOTALS	672			672	12,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	76.4100	45.85	30,811	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



3996 SW SISTERS WELCOME RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	04	1,932,526
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,932,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,932,526

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= W48 S14 E48 N14$.

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 03/06/2025 BY KS Total Acres: 334.32 Total Land Value: 1,671,600 Market: 0 Agricultural: 0 Common: 1,671,600 PRINTED 11/16/2026 BY SYS