

COMM AT THE SW COR OF LOT 14 PAR
GARDEN CIRCLE S 40.02 FT TO N R/
50.03 FT, CONT W 797.12 FT, N 46

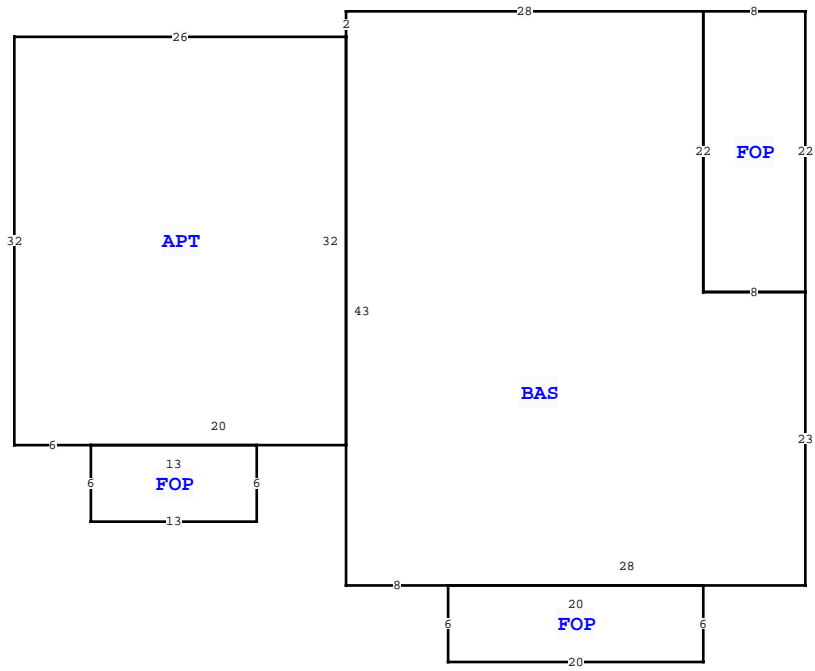
LAKE CITY VOA LIVING CENTER INC
200 2ND AVE S #436
ST PETERSBURG, FL 33701

2026

30-3S-17-05861-000
VALUATION SUMMARY PAGE 1 of 4

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		8	100
Frame	02	WOOD FRAME	100
Story Height		9	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	7500NON-PROFIT / ORPHANA		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
APT	832	100	
BAS	1,444	100	
FOP	78	30	
FOP	120	30	
FOP	176	30	
TOTALS	2,650		
			2,388
			140,968

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	REC FACIL	0%	- 0										
Heated Area: 2276 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		1,020,442	
TOTAL LAND VALUE - MARKET		29,150	
TOTAL MARKET VALUE		29,370	
SOH/AGL Deduction			
ASSESSED VALUE		1,078,962	
TOTAL EXEMPTION VALUE	39	1,078,962	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,078,962	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,069,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0146	MULTIFAM	0	01/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0842	10/02/2012	WD	U	V	11	100

GRANTOR: VOLUNTEERS OF AMERICA
GRANTEE: LAKE CITY VOA LIVIN

EXTRA FEATURES																	
L N	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	1,500.00	UT	2.50	2.50	100	2017	2017	3	100	3,750	
2	0260	PAVEMENT-A	0	0	0	0	14,000.00	UT	1.60	1.60	100	2017	2017	3	100	22,400	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	3,000	

TOTAL OB/XF														29,150			
1070 NW LAKE JEFFERY RD, LAKE CITY																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE							

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W28 S2 APT= W26 S32 E6 FOP= S6 E13 N6 W13\$ E20 N32\$ S43 E8 FOP= S6 E20 N6 W20\$ E28 N23 FOP= N22 W8 S22 E8\$ W8 N22\$.																	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		A-1	0.00	0.00	2.67	AC		1.00	1.00	1.00	11,000.00	11,000.00	29,370							

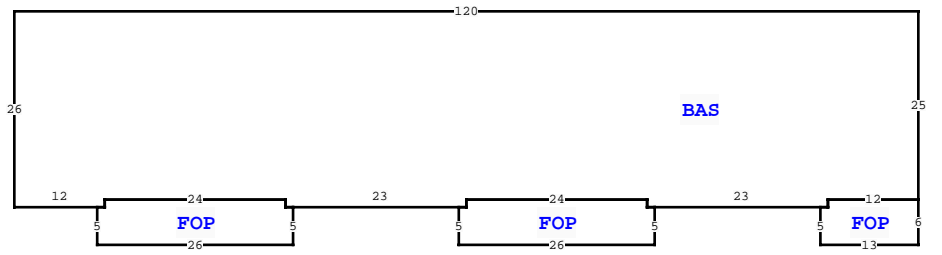
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50.03 FT, CONT W 797.12 FT, N 46

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2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		9	100
RMS		0	100
Stories	1.	1.	100
Units		5	100
Condition Adj	03	03	100
Quality		07	07
DOR CODE	7500NON-PROFIT / ORPHANA		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,060	100	
FOP	77	30	
FOP	154	30	
FOP	154	30	
TOTALS	3,445		
EXTRA FEATURES		TOT ADJ AREA	SUBAREA MARKET VALUE
		3,175	346,314

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND					
3	TRI/QUAD	0%	- 0													
			Heated Area: 3060			HX Base Yr										
																
				BLD DATE					LGL DATE							
				XF DATE					LAND DATE							
				INC DATE					AG DATE							
1070 NW LAKE JEFFERY RD, LAKE CITY																
L N	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 4	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,020,442		
TOTAL MARKET OB/XF VALUE	29,150		
TOTAL LAND VALUE - MARKET	29,370		
TOTAL MARKET VALUE	1,078,962		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,078,962		
TOTAL EXEMPTION VALUE	39	1,078,962	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	1,078,962		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,069,625		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1302/0842	10/02/2012	WD	U	V	11	100
GRANTOR: VOLUNTEERS OF AMERICA						
GRANTEE: LAKE CITY VOA LIVIN						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W120 S26 E12 N1 E24 S1 E1 FOP= S5 W26 N5 E1 N1 E24 S1 E1\$ E23 N1 E24 S1 E1 FOP= S5 W26 N5 E1 N1 E24 S1 E1\$ E23 N1 E12 FOP= S6 W13 N5 E1 N1 E12\$ N25\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

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50.03 FT, CONT W 797.12 FT, N 46

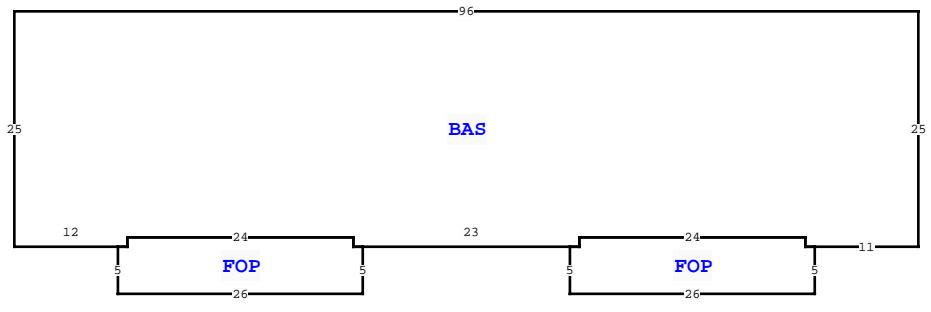
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Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	1	100	
Bathrooms	1	100	
Frame	02	WOOD FRAME	100
Story Height	9	100	
RMS	0	100	
Stories	1.	1.100	
Units	4	100	
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	7500NON-PROFIT / ORPHANA		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,352	100	
FOP	154	30	
FOP	154	30	
TOTALS	2,660		
			2,444
			266,580

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2800	03	2,444	136.2816	118.56	289,761	2017	2017	0	0	0	8.00	92.00
4 TRI/QUAD 0% - 0 Heated Area: 2352 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 4 of 4	1
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Tax Group: 1	Tax Dist:		
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TOTAL MARKET VALUE			1,078,962
SOH/AGL Deduction			0
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TOTAL EXEMPTION VALUE	39		1,078,962
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			1,078,962
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,069,625

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SALES DATA						
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1302/0842	10/02/2012	WD	U	V	11	100
GRANTOR: VOLUNTEERS OF AMERICA						
GRANTEE: LAKE CITY VOA LIVIN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W96 S25 E12 N1 E24 S1 E1 FOP= S5 W26 N5 E1 N1 E24 S1 E1\$ E23 N1 E24 S1 E1 FOP= S5 W26 N5 E1 N1 E24 S1 E1\$ E11 N25\$.	

EXTRA FEATURES																
L N	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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	