S1/2 OF N1/2 & NE1/4 OF SE1/4 EX
ADDT'L RD R/W FOR SW CHARLES TER
1488-849.

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

2027

30-4S-16-03246-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL IMP-EX	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	30416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		954,000
TOTAL MARKET VALUE		954,000
SOH/AGL Deduction		178,027
ASSESSED VALUE		775,973
TOTAL EXEMPTION VALUE	04	775,973
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		954,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		954,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0724/0666	7/10/1990	WD	U	V	35	750,000
GRANTOR: LENVIL DICKS						
GRANTEE: CITY OF LAKE CITY						
0704/0548	12/04/1989	WD	U	V		562,200
GRANTOR: CHAMPION REALTY						
GRANTEE: LENVIL H DICKS						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	8900	C	MUNICIPAL	0			0.00	0.00	212.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	954,000							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 212.00 Total Land Value: 954,000 Market: 0 Agricultural: 0 Common: 954,000 PRINTED 11/17/2026 BY SYS