

BEG SW COR OF NE1/4 OF SW1/4, RU
 ACL RR R/W, NE ALONG R/W 411.75
 652.7 FT, E 400 FT, S 519.8 FT,

TIITF/DEPT HWY SAFETY & MV
 3900 COMMONWEALTH BLVD
 TALLAHASSEE, FL 32399-3000

2026

31-3S-17-05954-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures	17	100	
Frame	03	MASONRY	100
Story Height	10	100	
RMS	22	100	
Stories	1.	1.100	
Units	0	100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	8710	STATE TIITF	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,592	100	
CAN	412	30	
CAN	876	30	
UST	270	40	
TOTALS	8,150		7,087
EXTRA FEATURES		TOT ADJ AREA	SUBAREA MARKET VALUE
		6,592	236,488

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0%	- 0	71.75	508,492	1980	1980	0	0	50.00	50.00

Heated Area: 6592 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		352,979	
TOTAL MARKET OB/XF VALUE		23,271	
TOTAL LAND VALUE - MARKET		1,417,997	
TOTAL MARKET VALUE		1,794,247	
SOH/AGL Deduction		53,540	
ASSESSED VALUE		1,740,707	
TOTAL EXEMPTION VALUE	05	1,740,707	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,794,247	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,582,461	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055111	Remodel	305,645	02/25/2026
000046702	Electrical Servic	150	03/09/2023

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

BUILDING NOTES	

BUILDING DIMENSIONS	
CAN= W103 N4 E103 S4\$ BAS= W33 UST= S30 W9 N30 E9\$ W70 S64 E103 N64\$ CAN= N4 E8 S44 W4 S28W107 N4 E103 N64\$.	

EXTRA FEATURES															BLD DATE		LGL DATE		XF DATE		LAND DATE		AG DATE	
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	05/12/2026	MLU					
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	16,340								
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,200								
3	0010	BARN,BLK	0	0	15	17	255.00	UT	5.00	5.00	100	2000	2000	3	100	1,275								
4	0294	SHED WOOD/	0	0	12	24	288.00	UT	3.00	3.00	100	2000	2000	3	100	864								
5	0294	SHED WOOD/	0	0	12	24	288.00	UT	3.00	3.00	100	2000	2000	3	100	864								
6	0294	SHED WOOD/	0	0	12	24	288.00	UT	3.00	3.00	100	2000	2000	3	100	864								
7	0294	SHED WOOD/	0	0	12	24	288.00	UT	3.00	3.00	100	2000	2000	3	100	864								

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
1	1700	C	1STORY OFF	0		*CG	0.00	0.00	132,000.00	SF		1.00	1.00	1.00	9.50	9.50	1,254,000							
2	1700	C	1STORY OFF	0		*CG	0.00	0.00	99,373.00	SF		1.00	1.00	0.80	2.00	1.60	158,997							
3	9105	C	TOWER SITE	0			0.00	0.00	2,500.00	SF		1.00	1.00	1.00	2.00	2.00	5,000							

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 ACL RR R/W, NE ALONG R/W 411.75
 652.7 FT, E 400 FT, S 519.8 FT,

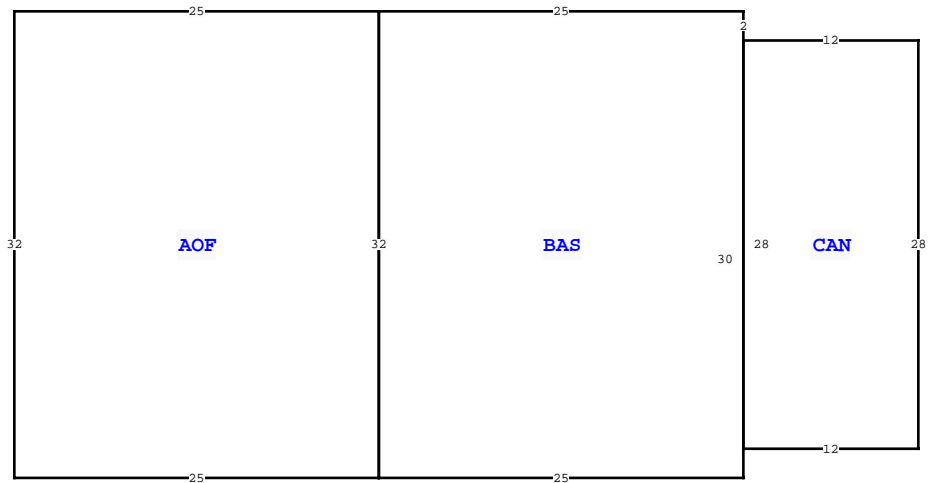
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 3900 COMMONWEALTH BLVD
 TALLAHASSEE, FL 32399-3000

2026

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 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		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	8710 STATE TIITF	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	800	150
BAS	800	100
CAN	336	30
TOTALS	1,936	2,101
EXTRA FEATURES		29,015

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8801	06	2,101	74.6550	27.62	58,030	1980	1980	0	0	50.00	50.00	
2 C B MISC 0% - 0 Heated Area: 1600 HX Base Yr												



COLUMBIA COUNTY PROPERTY		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W25 AOF= W25 S32 E25 N32\$ S32 E25 N30 CAN= S28 E12 N28 W12\$ N2\$.	

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

