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

2027

31-3S-17-05954-000

BUILDING CHARACTERISTICS

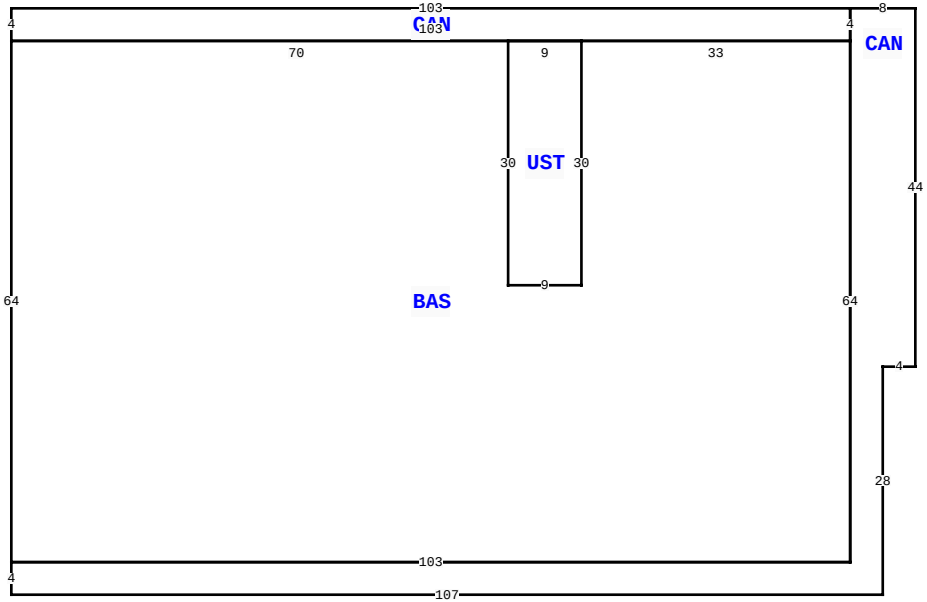
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		17 100
Frame	03	MASONRY 100
Story 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,592	100		6,592	236,488
CAN	412	30		124	4,449
CAN	876	30		263	9,435
UST	270	40		108	3,875
TOTALS	8,150			7,087	254,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	7,087	96.9600	71.75	508,492	1980	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 6592 HX Base Yr



524 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	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 23,271

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	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							

REVIEW DATE 04/11/2016 BY DF Total Acres: 5.37 Total Land Value: 1,417,997 Market: 0 Agricultural: 0 Common: 1,417,997 PRINTED 11/17/2026 BY SYS

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		0
ASSESSED VALUE		1,794,247
TOTAL EXEMPTION VALUE	05	1,794,247
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,794,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,794,247

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$.

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

2027

31-3S-17-05954-000

BUILDING CHARACTERISTICS

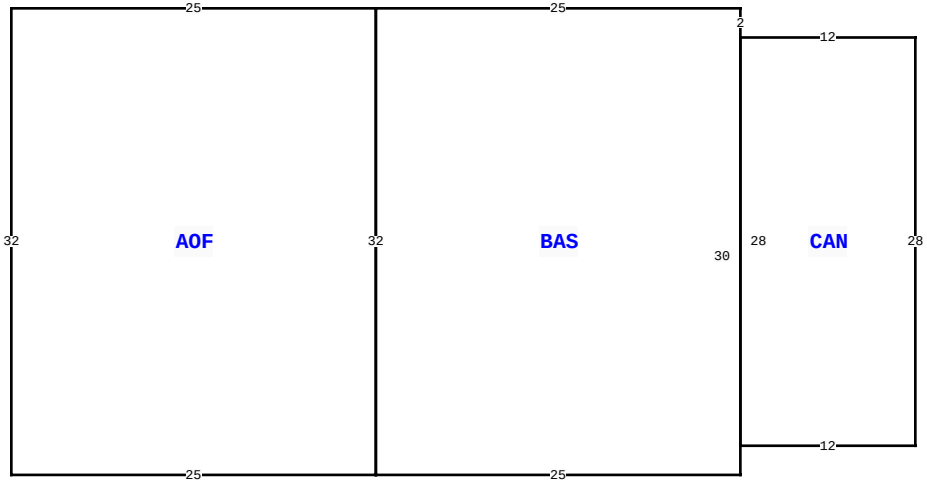
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		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		1,200	16,572
BAS	800	100		800	11,048
CAN	336	30		101	1,395
TOTALS	1,936			2,101	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	0	50.00	50.00

2 C B MISC 0% - 0 Heated Area: 1600 HX Base Yr



524 SW ARLINGTON BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

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TOTAL MARKET VALUE		1,794,247
SOH/AGL Deduction		0
ASSESSED VALUE		1,794,247
TOTAL EXEMPTION VALUE	05	1,794,247
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,794,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,794,247

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= W25 AOF= W25 S32 E25 N32$ S32 E25 N30 CAN= S28 E12 N28 W12$ N2$.

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

REVIEW DATE 04/11/2016 BY DF Total Acres: 5.37 Total Land Value: 1,417,997 Market: 0 Agricultural: 0 Common: 1,417,997 PRINTED 11/17/2026 BY SYS

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

2027

31-3S-17-05954-000

BUILDING CHARACTERISTICS

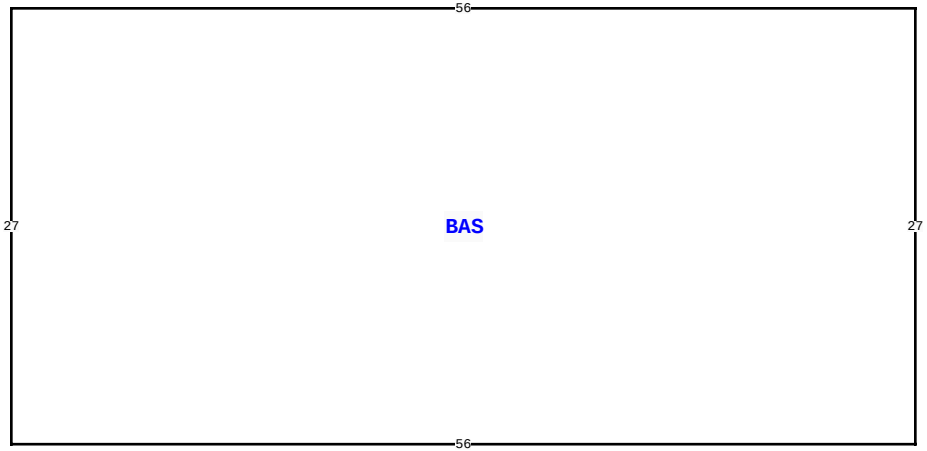
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	69,718
TOTALS	1,512			1,512	69,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	02	1,512	98.9000	73.19	110,663	1998	1998	0	0	0	37.00	63.00

3 OFFICE LOW 0% - 0 Heated Area: 1512 HX Base Yr



524 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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 3 of 3 2

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:	
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,794,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,794,247

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= W56 S27 E56 N27$.

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 04/11/2016 BY DF Total Acres: 5.37 Total Land Value: 1,417,997 Market: 0 Agricultural: 0 Common: 1,417,997 PRINTED 11/17/2026 BY SYS