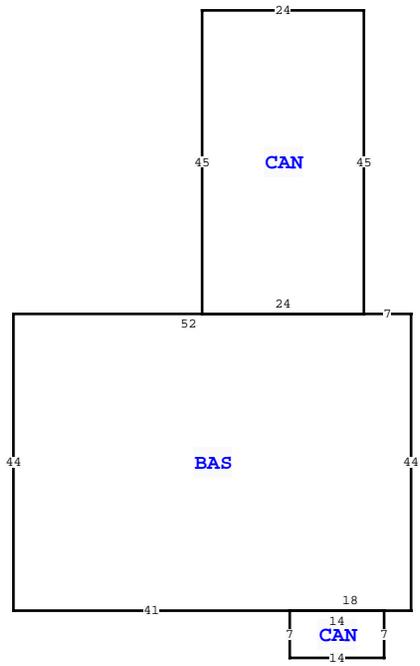


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	28	GLASS THRM	10
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	2300 FINANCIAL BLDG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,596	100	
CAN	98	30	
CAN	1,080	30	
TOTALS	3,774		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	BANK	0%	- 0									
Heated Area: 2596 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		247,867	
TOTAL MARKET OB/XF VALUE		52,898	
TOTAL LAND VALUE - MARKET		746,436	
TOTAL MARKET VALUE		1,047,201	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,047,201	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,047,201	
TOTAL JUST VALUE		1,047,201	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,041,498	
BLDG:1:1: FLA USDA FEDERAL CREDIT UNION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-047	REMODEL	202	02/13/2013
103	REMODEL	241	03/26/2007
3034	REMODEL	285	09/16/2004
2596	REMODEL	113	03/20/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/998	3/27/2023	WD	U	I	11	100
GRANTOR: RADIANT CREDIT UNION						
GRANTEE: RADIANT CREDIT UNIO						
0750/0899	8/27/1991	QC	Q	I	01	570,000
GRANTOR: FIRST FED SAVINGS						
GRANTEE: FLORIDA USDA CREDIT						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0
3	0332	VAULT DOOR	0	0	0	0	1.00	UT	0.00	0.00	100	0
4	0168	PNEUMATIC	0	0	0	0	2.00	UT	5,000.00	5,000.00	100	2008
5	0164	CONC BIN	0	0	10	8	80.00	UT	12.00	12.00	100	2008
6	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008
7	0253	LIGHTING	0	0	0	0	2.00	UT	300.00	300.00	100	1993
8	0294	SHED WOOD/	0	0	8	12	96.00	UT	14.00	14.00	100	0
9	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011
10	0260	PAVEMENT-A	0	0	68	147	9,996.00	UT	1.50	1.50	100	1993

TOTAL OB/XF												
52,898												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	2300	C	FINANCIAL	0		*CG			71,264.00	SF		1.00
2	1700	C	1STORY OFF	0		*RMF-1			16,552.00	SF		1.00

BUILDING NOTES												
BLDG DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/09/2024 MLU												

BUILDING DIMENSIONS												
BAS= W7 CAN= N45 W24 S45 E24\$ W52 S44 E41 CAN= S7 E14 N7 W14\$ E18 N44\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	2300	C	FINANCIAL	0		*CG			71,264.00	SF		1.00
2	1700	C	1STORY OFF	0		*RMF-1			16,552.00	SF		1.00

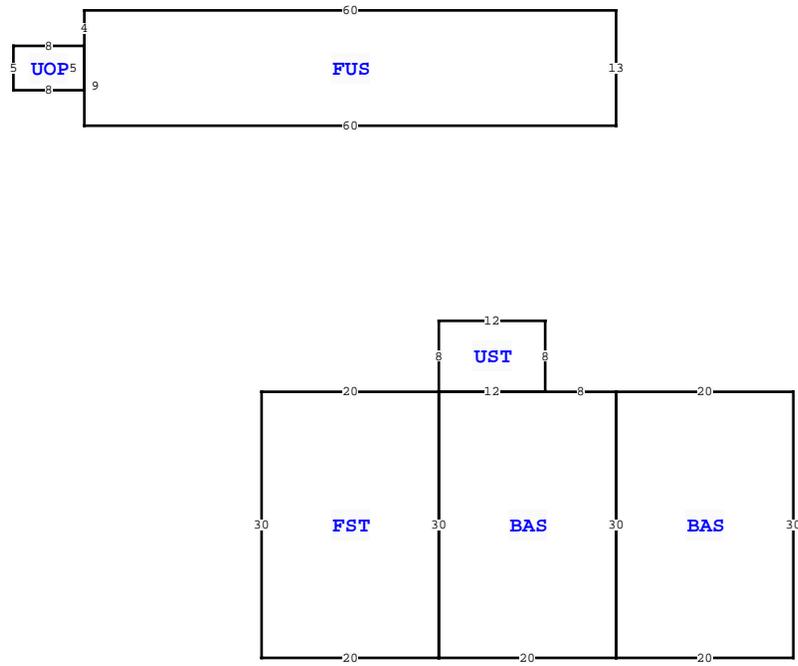
COMM SW COR OF NW1/4 OF SW1/4, E
OF NW HACKNEY TER, N 470.02 FT,
POB, E 121.52 FT, E 285.43 FT, S

RADIANT CREDIT UNION
ATTN ACCOUNTS PAYABLE, 4440 NW 25TH PLACE
GAINESVILLE, FL 32606

2026

31-3S-17-06201-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		4	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		4	100
Stories	1.5	1.5	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2300 FINANCIAL BLDG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	
BAS	600	100	
FST	600	50	
FUS	780	100	
UOP	40	20	
UST	96	40	
TOTALS	2,716		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2 OFFICE LOW		0%	- 2023									
Heated Area: 1980 HX Base Yr												
												
1605 W US HIGHWAY 90 , LAKE CITY												
			BLD DATE				LGL DATE					
			XF DATE				LAND DATE	04/09/2024	MLU			
			INC DATE				AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			247,867
TOTAL MARKET OB/XF VALUE			52,898
TOTAL LAND VALUE - MARKET			746,436
TOTAL MARKET VALUE			1,047,201
SOH/AGL Deduction			0
ASSESSED VALUE			1,047,201
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,047,201
TOTAL JUST VALUE			1,047,201
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,041,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/998	3/27/2023	WD	U	I	11	100
GRANTOR: RADIANT CREDIT UNION						
GRANTEE: RADIANT CREDIT UNIO						
0750/0899	8/27/1991	QC	Q	I	01	570,000
GRANTOR: FIRST FED SAVINGS						
GRANTEE: FLORIDA USDA CREDIT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W8 UST= N8 W12 S8 E12\$ W12 FST= W20 S30 E20 N30\$ S30E20 N30\$ BAS= S30 E20 N30 W20\$ PTR=N30 FUS= N13 W60 S4 UOP= W8 S5 E8 N5 \$ S9 E60\$ S30\$.

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					0						
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