COMM SW COR OF NW1/4 OF SW1/4, E OF NW HACKNEY TER FOR POB, N ALO FT, E 28.53 FT, S 81.06 FT, E 25

**RADIANT CREDIT UNION**
4440 NW 25TH PLACE
GAINESVILLE, FL 32606

**2026**

**31-3S-17-06209-000**

## BUILDING CHARACTERISTICS

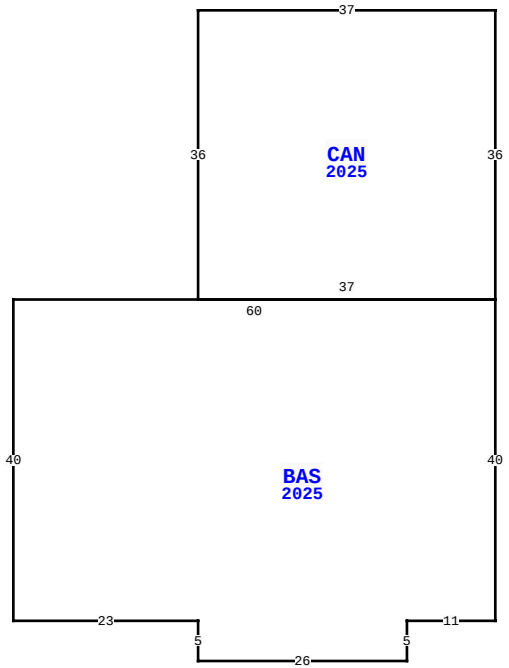
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 9 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 16 100 |
| RMS | | 10 100 |
| Stories | 1. | 1. 100 |
| Units | | N/A 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 08 | 08 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,530 | 100 | 2025 | 2,530 | 365,861 |
| CAN | 1,332 | 30 | 2025 | 400 | 57,844 |
| TOTALS | 3,862 | | | 2,930 | 423,705 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6200 | 04 | 2,930 | 158.7743 | 146.07 | 427,985 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 BANK 0% - 2025 Heated Area: 2530 HX Base Yr




1659 W US HIGHWAY 90 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/11/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 423,705 |
| TOTAL MARKET OB/XF VALUE | 70,032 |
| TOTAL LAND VALUE - MARKET | 645,554 |
| TOTAL MARKET VALUE | 1,139,291 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,139,291 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,139,291 |
| TOTAL JUST VALUE | 1,139,291 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,071,337 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047601 | New Commercial Co | 2,495,206 | 07/05/2023 |
| 13-0242 | MAINT/ALTR | 75 | 06/03/2013 |
| 347 | MAINT/ALTR | 172 | 06/22/2012 |
| 242 | ADDN COMM | 51 | 07/10/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1487/994 | 3/27/2023 | WD | U | I | 11 | 100 |
| GRANTOR: RADIANT CREDIT UNION | | | | | | |
| GRANTEE: RADIANT CREDIT UNIO | | | | | | |
| 1465/601 | 4/24/2022 | WD | U | I | 12 | 365,000 |
| GRANTOR: FLORIDA FIRST COAST I | | | | | | |
| GRANTEE: RADIANT CREDIT UNIO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=100,71] W11 S5 W26 N5 W23 N40 E60 S40 $
CAN=[YR=2025;ORIG=100,31] W37 N36 E37 S36 $
.

## 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 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 5.00 | UT | 1,500.00 | 1,500.00 | 100 | 2025 | 2024 | | 100 | 7,500 | |
| 2 | 0164 | CONC BIN | 0 | 0 | 10 | 12 | 120.00 | UT | 14.00 | 14.00 | 100 | 2025 | 2024 | | 100 | 1,680 | |
| 3 | 0168 | PNEUMATIC | 0 | 0 | 0 | 0 | 1.00 | UT | 15,000.00 | 15,000.00 | 100 | 2025 | 2024 | | 100 | 15,000 | |
| 4 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 20,484.00 | UT | 2.00 | 2.00 | 100 | 2025 | 2024 | | 100 | 40,968 | |
| 5 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,628.00 | UT | 3.00 | 3.00 | 100 | 2025 | 2024 | | 100 | 4,884 | |

## LAND DESCRIPTION

TOTAL OB/XF 70,032

| 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 | 2300 | C | FINANCIAL | 0 | | *CG | | | 67,953.00 | SF | | 1.00 | 1.00 | 1.00 | 9.50 | 9.50 | 645,554 | | | | | | | |

REVIEW DATE 04/09/2024 BY MLU Total Acres: 1.56 Total Land Value: 645,554 Market: 0 Agricultural: 0 Common: 645,554 PRINTED 06/22/2026 BY SYS