COMM SW COR OF NE1/4 OF SW1/4, R
TO E R/W OF A CO RD, NE ALONG R/
FOR POB, CONT NE 242.22 FT, SE 8

CDS FAMILY & BEHAVIORAL HEALTH SERVICES INC
3615 SW 13TH ST, SUITE 7
GAINESVELLE, FL 32608

2027

31-3S-17-06262-011

BUILDING CHARACTERISTICS

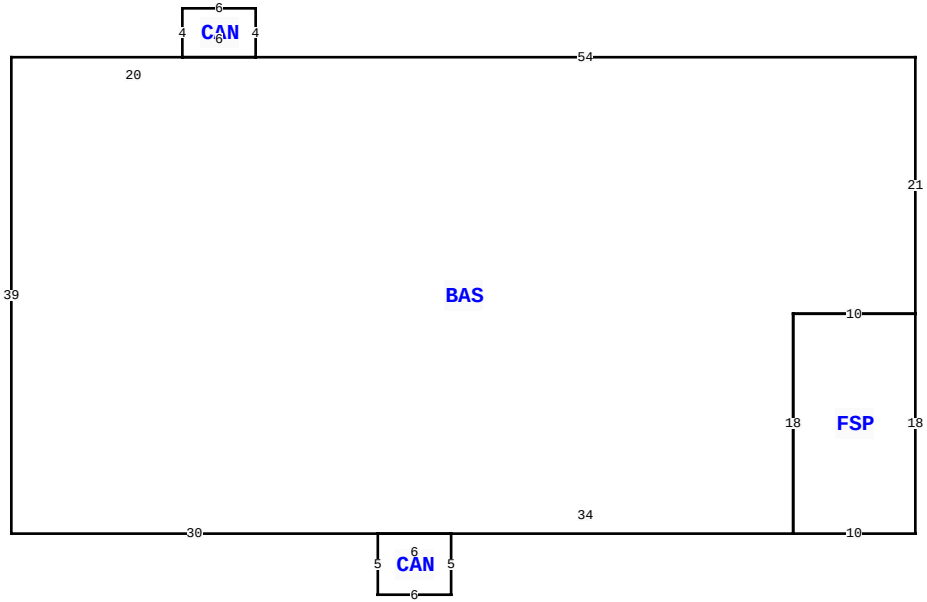
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1700	OFFICE BLD 1STY
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	2,706	100		2,706	176,429
CAN	24	30		7	457
CAN	30	30		9	586
FSP	180	40		72	4,695
TOTALS	2,940			2,794	182,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,794	124.1011	91.83	256,573	2002	2002	0	0	0	29.00	71.00

1 OFFICE LOW 0% - 2022 Heated Area: 2706 HX Base Yr



620 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	0166	CONC,PAVMT	0	0	5	44	220.00	UT	2.00	2.00	100	2002	2002	3	100	440	
2	0260	PAVEMENT-A	0	0	0	0	7,764.00	UT	1.10	1.10	100	2002	2002	3	100	8,540	
3	0169	FENCE/WOOD	0	0	0	0	180.00	UT	7.50	7.50	100	2002	2002	3	100	1,350	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,167
TOTAL MARKET OB/XF VALUE		10,330
TOTAL LAND VALUE - MARKET		40,570
TOTAL MARKET VALUE		233,067
SOH/AGL Deduction		0
ASSESSED VALUE		233,067
TOTAL EXEMPTION VALUE	10	233,067
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		233,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041530	Roof Replacement	14,186	03/16/2021
18954	COMMERCIAL	368	11/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1431/1590	2/26/2021	WD	Q	I	01	275,000
GRANTOR: CENTENNIAL HOLDINGS L						
GRANTEE: CDS FAMILY & BEHAVI						
1237/2523	6/20/2012	WD	U	V	11	0
GRANTOR: THE CHILDREN'S HOME S						
GRANTEE: CENTENNIAL HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 CAN= N4 W6 S4 E6$ W20 S39 E30 CAN= S5 E6 N5 W6$
E34FSP= E10 N18 W10 S18$ N18 E10 N21$.

LAND DESCRIPTION

TOTAL OB/XF 10,330

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	243.00	83.00	20,285.00	SF		1.00	1.00	1.00	2.00	2.00	40,570							

REVIEW DATE 04/05/2021 BY JS Total Acres: 0.47 Total Land Value: 40,570 Market: 0 Agricultural: 0 Common: 40,570 PRINTED 11/17/2026 BY SYS