

COMM INTERS N R/W US-90 & W LINE  
 RUN E ALONG R/W 440 FT FOR POB,  
 E 396.64 FT, N 420 FT, E 210 FT,

COLUMBIA COUNTY, FLORIDA  
 P O BOX 1529  
 LAKE CITY, FL 32056-1529

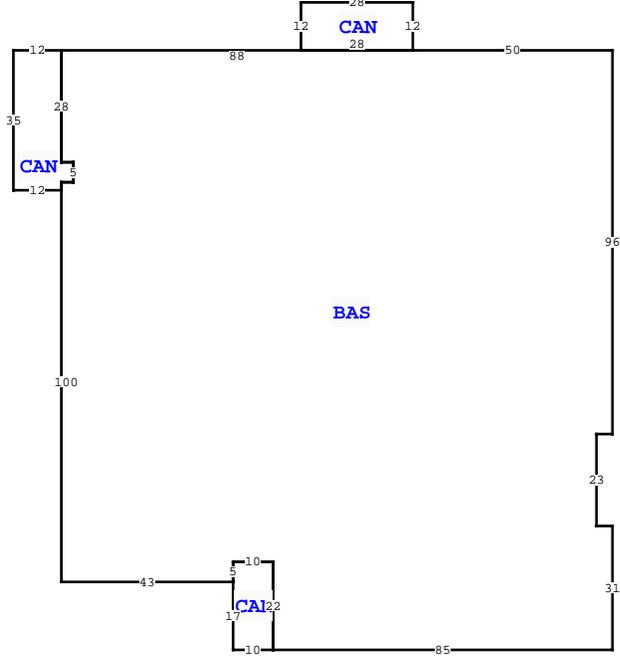
2026

31-3S-18-10317-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	50
Exterior Wall	18	CEMENT BRK	50
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	70
Roof Cover	12	MODULAR MT	30
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		24	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		34	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	19,642	100	
CAN	220	30	
CAN	336	30	
CAN	435	30	
TOTALS	20,633		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4900	04	19,939	87.6660	66.63	1,328,536	2001	2001	0	0	31.00	69.00		
2 OFFICE LOW 0% - 0 Heated Area: 19642 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	916,690		
TOTAL MARKET OB/XF VALUE	84,069		
TOTAL LAND VALUE - MARKET	175,900		
TOTAL MARKET VALUE	1,176,659		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,176,659		
TOTAL EXEMPTION VALUE	03	1,176,659	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	1,176,659		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,178,314		
BLDG:2:1: BLDG HAS BEEN REMODLED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055457	New Commercial Co	2,893,312	04/10/2026
000049713	Electrical Servic	2,500	05/01/2024
16974	COMMERCIAL	9,405	05/17/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1042/1571	4/05/2005	WD Q	Q	I	01	950,000
GRANTOR: CITY OF LAKE CITY						
GRANTEE: COLUMBIA COUNTY FLO						
1033/0498	12/10/2004	WD Q	Q	I	01	2,100,000
GRANTOR: MERCANTILE BANK						
GRANTEE: CITY OF LAKE CITY						

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
1	0130	CLFENCE 5	0	0	0	0	142.00	UT	3.00	3.00	100	2001	2001	3	100	426	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,200	
3	0166	CONC, PAVMT	0	0	190	5	950.00	UT	2.00	2.00	100	2001	2001	3	100	1,900	
4	0260	PAVEMENT-A	0	0	0	0	57,930.00	UT	1.10	1.10	100	2001	2001	3	100	63,723	
5	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	4,000	
6	0252	LEAN-TO W/	0	0	20	36	720.00	UT	1.50	1.50	100	2012	2012	3	100	1,080	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
9	0294	SHED WOOD/	0	0	24	36	864.00	UT	10.00	10.00	100	2012	2012	3	100	8,640	
TOTAL OB/XF																84,069	

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	8600	C	COUNTY	0		00	0.00	0.00	17.59	AC		1.00	1.00	1.00	10,000.00	10,000.00	175,900							