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

2027

31-3S-18-10317-000

BUILDING CHARACTERISTICS

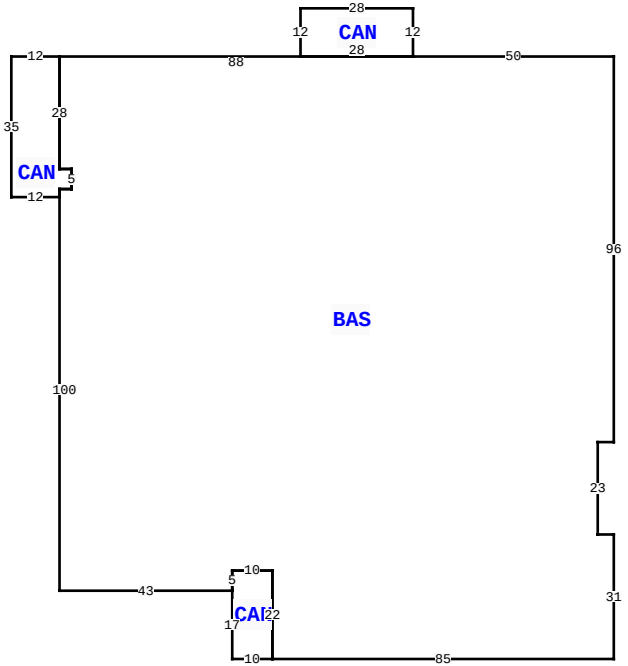
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	18	CEMENT BRK 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	19,642	100		19,642	879,182
CAN	220	30		66	2,954
CAN	336	30		101	4,521
CAN	435	30		130	5,819
TOTALS	20,633			19,939	892,476

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	64.87	1,293,443	2001	2001	0	0	0	31.00	69.00

2 OFFICE LOW 0% - 0 Heated Area: 19642 HX Base Yr



4917 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		892,476
TOTAL MARKET OB/XF VALUE		84,069
TOTAL LAND VALUE - MARKET		175,900
TOTAL MARKET VALUE		1,152,445
SOH/AGL Deduction		0
ASSESSED VALUE		1,152,445
TOTAL EXEMPTION VALUE	03	1,152,445
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,152,445
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,152,445

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	I	01	950,000
GRANTOR: CITY OF LAKE CITY						
GRANTEE: COLUMBIA COUNTY FLO						
1033/0498	12/10/2004	WD	Q	I	01	2,100,000
GRANTOR: MERCANTILE BANK						
GRANTEE: CITY OF LAKE CITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 CAN= N12 W28 S12 E28$ W88 CAN= W12 S35 E12 N2 E3 N5 W3 N28$ S28 E3 S5 W3 S100 E43 CAN= S17 E10 N22 W10 S5$ N5 E10 S22 E85 N31 W4 N23 E4 N96$.

LAND DESCRIPTION

TOTAL OB/XF 84,069

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	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							

REVIEW DATE 09/25/2015 BY RP Total Acres: 17.59 Total Land Value: 175,900 Market: 0 Agricultural: 0 Common: 175,900 PRINTED 11/16/2026 BY SYS