COMM SW COR OF NW1/4 OF SW1/4, R
R/W FORTRESS RD, N 5 DEG E ALONG
FT FOR POB, E 453.65 FT, N 397.6

CONNECT CHURCH OF LAKE CITY INC
771 SW THOMAS TER
LAKE CITY, FL 32024

**2027**

**32-3S-16-02427-000**

## BUILDING CHARACTERISTICS

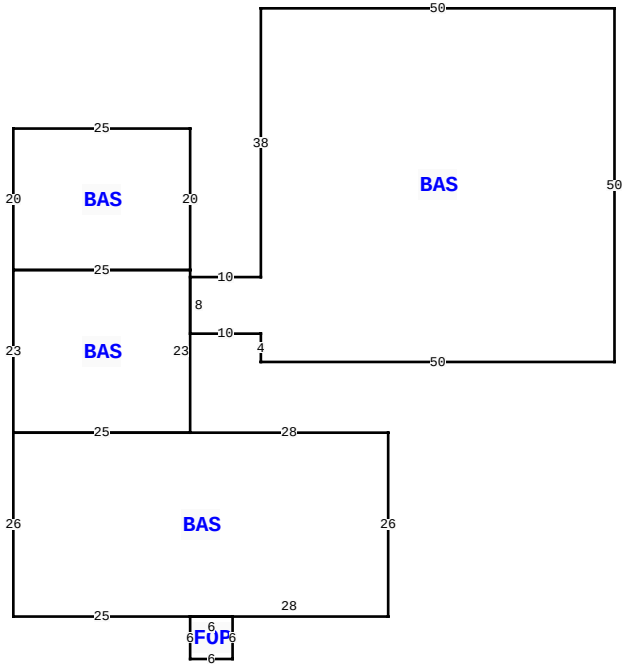
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 60 |
| Exterior Wall | 31 | VINYL SID 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 50 |
| Roof Cover | 14 | PREFIN MT 50 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 14 | CARPET 20 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 6 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 7 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality Adjus | 05 | 05 100 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 32316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 500 | 100 | | 500 | 21,505 |
| BAS | 575 | 100 | | 575 | 24,731 |
| BAS | 1,378 | 100 | | 1,378 | 59,268 |
| BAS | 2,580 | 100 | | 2,580 | 110,966 |
| FOP | 36 | 30 | | 11 | 473 |
| TOTALS | 5,069 | | | 5,044 | 216,942 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9100 | 01 | 5,044 | 111.7200 | 86.02 | 433,885 | 1972 | 1972 | 0 | 0 | 0 | 50.00 | 50.00 |

1 CHURCH 0% - 0 Heated Area: 5033 HX Base Yr




771 SW THOMAS TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 216,942 |
| TOTAL MARKET OB/XF VALUE | | 6,418 |
| TOTAL LAND VALUE - MARKET | | 58,440 |
| TOTAL MARKET VALUE | | 281,800 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 281,800 |
| TOTAL EXEMPTION VALUE | 02 | 281,800 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 281,800 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 281,800 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042322 | Roof Replacement | 7,800 | 07/13/2021 |
| 41296 | ADDITION TO SANCT | | 02/10/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1347/1667 | 10/31/2017 | WD | U | I | 17 | 85,000 |
| GRANTOR: FLORIDA CONFERENCE AS | | | | | | |
| GRANTEE: CONNECT CHURCH OF L | | | | | | |
| 0923/2109 | 3/30/2001 | WD | Q | I | 01 | 75,000 |
| GRANTOR: SPADE CARTER | | | | | | |
| GRANTEE: FLA CONFERENCE ASSO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=-18,-60] S38 W10 S8 E10 S4 E50 N50 W50 $
BAS=[ORIG=0,0] W28 W25 S26 E25 E28 N26 $
BAS=[ORIG=-28,0] N23 W25 S23 E25 $
BAS=[ORIG=-28,-23] N20 W25 S20 E25 $
FOP=[ORIG=-28,26] S6 E6 N6 W6 $
.

## 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 16 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 548 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 8 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0060 | CARPORT F | 0 | 0 | 20 | 29 | 580.00 | UT | 1.50 | 1.50 | 100 | 2017 | 2017 | 3 | 100 | 870 | |
| 5 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,500 | |
| 6 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2022 | 2021 | | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,418

| 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 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 4.87 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 58,440 | | | | | | | |

REVIEW DATE 06/23/2023 BY KS Total Acres: 4.87 Total Land Value: 58,440 Market: 0 Agricultural: 0 Common: 58,440 PRINTED 11/17/2026 BY SYS