COMM NE COR OF SEC, RUN W
1074.95 FT TO W R/W OF I-75 SE
ALONG R/W 2062.22 FT, S 452.39

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

**2027**

**34-3S-16-02464-004**

## BUILDING CHARACTERISTICS

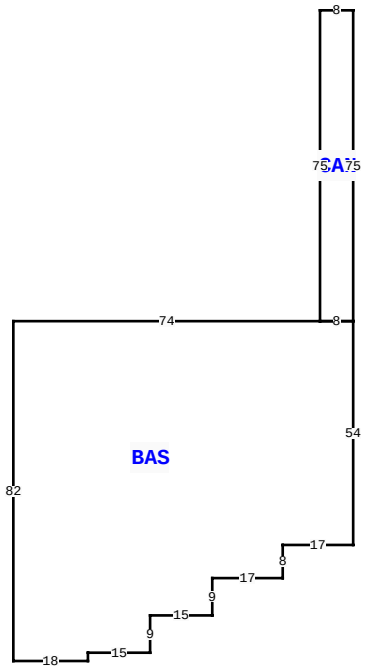
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 12 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 15 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 8600 | COUNTY IMP |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 34316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 5,713 | 100 | | 5,713 | 103,077 |
| CAN | 600 | 30 | | 180 | 3,248 |
| TOTALS | 6,313 | | | 5,893 | 106,324 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 5,893 | 97.5224 | 72.17 | 425,298 | 1991 | 1991 | 0 | 25 | 0 | 50.00 | 25.00 |

1 OFFICE LOW 0% - 0 Heated Area: 5713 HX Base Yr




435 NW HALL OF FAME DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 243,448 |
| TOTAL MARKET OB/XF VALUE | | 31,318 |
| TOTAL LAND VALUE - MARKET | | 327,240 |
| TOTAL MARKET VALUE | | 602,006 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 602,006 |
| TOTAL EXEMPTION VALUE | 03 | 602,006 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 602,006 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 602,006 |

BLDG:2:1: ODD SHAOE AND LIMITED USE

BLDG:1:1: FLORIDA WELCOME CENTER

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 37318 | MAINT/ALTR | 0 | 10/15/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0638/0725 | 12/04/1987 | TD | Q | V | | 105,000 |

GRANTOR: CRAPPS DANIEL

GRANTEE: COLUMBIA COUNTY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W74 S82 E18 N2 E15 N9 E15 N9 E17 N8 E17 N54 CAN= N75 W8 S75 E8$ W8$.

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 13,166.50 | 13,166.50 | 100 | 1993 | 1993 | 3 | 100 | 13,167 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 6,391.00 | 6,391.00 | 100 | 1993 | 1993 | 3 | 100 | 6,391 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 8.00 | UT | 500.00 | 500.00 | 100 | 1993 | 1993 | 3 | 100 | 4,000 | |
| 4 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 5.00 | UT | 800.00 | 800.00 | 100 | 1993 | 1993 | 3 | 100 | 4,000 | |
| 5 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 4.00 | UT | 400.00 | 400.00 | 100 | 1993 | 1993 | 3 | 100 | 1,600 | |
| 6 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 144.00 | UT | 15.00 | 15.00 | 100 | 2001 | 2001 | 3 | 100 | 2,160 | |

## LAND DESCRIPTION

TOTAL OB/XF 31,318

| 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 | 1000 | C | VACANT COMME | 0 | | CI | 0.00 | 0.00 | 6.06 | AC | | 1.00 | 1.00 | 1.00 | 54,000.00 | 54,000.00 | 327,240 | | | | | | | |

REVIEW DATE 05/31/2023 BY KS Total Acres: 6.06 Total Land Value: 327,240 Market: 0 Agricultural: 0 Common: 327,240 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SEC, RUN W
1074.95 FT TO W R/W OF I-75 SE
ALONG R/W 2062.22 FT, S 452.39

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

**2027**

**34-3S-16-02464-004**

## BUILDING CHARACTERISTICS

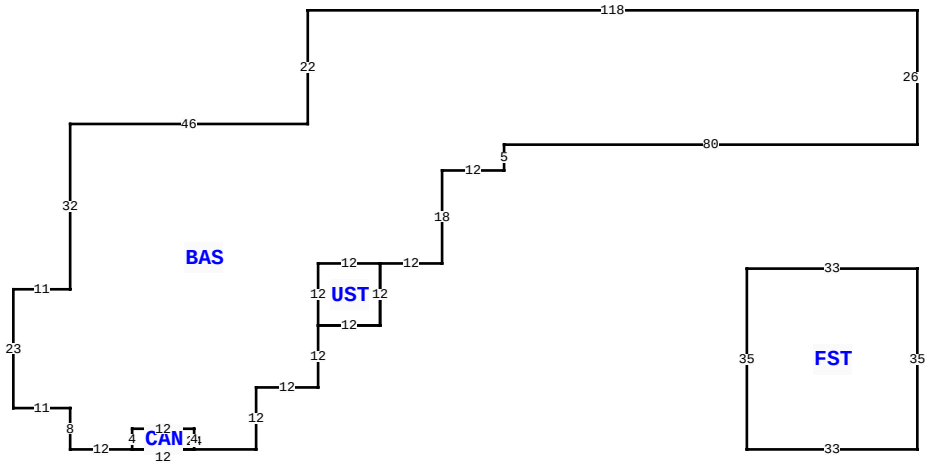
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 11 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 15 100 |
| RMS | | 7 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 8600 | COUNTY IMP |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 34316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 6,949 | 100 | | 6,949 | 125,395 |
| CAN | 48 | 30 | | 14 | 253 |
| FST | 1,155 | 50 | | 578 | 10,430 |
| UST | 144 | 40 | | 58 | 1,047 |
| TOTALS | 8,296 | | | 7,599 | 137,124 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 7,599 | 97.5412 | 72.18 | 548,496 | 1991 | 1991 | 0 | 25 | 0 | 50.00 | 25.00 |

2 OFFICE LOW 0% - 0 Heated Area: 6949 HX Base Yr




435 NW HALL OF FAME DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/14/2026 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

### VALUATION SUMMARY

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|---|---|---|
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| TOTAL MARKET VALUE | | 602,006 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 602,006 |
| TOTAL EXEMPTION VALUE | 03 | 602,006 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 602,006 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 602,006 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0638/0725 | 12/04/1987 | TD | Q | V | | 105,000 |

GRANTOR: CRAPPS DANIEL

GRANTEE: COLUMBIA COUNTY

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W118 S22 W46 S32 W11 S23E11 S8 E12 CAN= N4 E12 S4 W12$ E24 N12 E12 N12 UST= N12 E12 S12 W12$E12 N12 E12 N18 E12 N5 E80 N26$ PTR=S50 FST= S35 W33 N35 E33$ N50$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/31/2023 BY KS Total Acres: 6.06 Total Land Value: 327,240 Market: 0 Agricultural: 0 Common: 327,240 PRINTED 11/17/2026 BY SYS