APPROX 2.08 AC DESC AS: BEG SW SW COR OF LOT 19 BLOCK A GATORWOOD S/D, RUN E 219.95

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

**2027**

**34-3S-16-02464-005**

## BUILDING CHARACTERISTICS

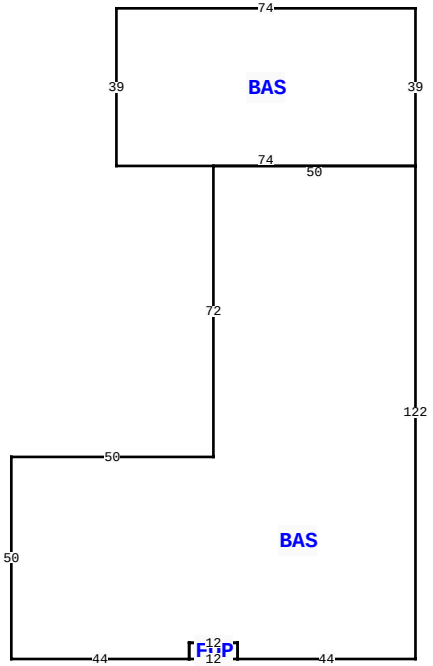
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 05 | AVERAGE 30 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 9 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 8 100 |
| 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 | 2,886 | 100 | | 2,886 | 84,603 |
| BAS | 8,552 | 100 | | 8,552 | 250,702 |
| FOP | 48 | 30 | | 14 | 411 |
| TOTALS | 11,486 | | | 11,452 | 335,716 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 11,452 | 79.2232 | 58.63 | 671,431 | 1988 | 1988 | 0 | 0 | 0 | 50.00 | 50.00 |

1 OFFICE LOW 0% - 0 Heated Area: 11438 HX Base Yr




263 NW LAKE CITY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 31,168.80 | 31,168.80 | 100 | 1988 | 1988 | 3 | 100 | 31,169 | |
| 2 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1,500.00 | UT | 6.50 | 6.50 | 100 | 2003 | 2003 | 3 | 100 | 9,750 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 4 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |
| 5 | 0262 | PRCH,FOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 6 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 402,466 |
| TOTAL MARKET OB/XF VALUE | | 44,519 |
| TOTAL LAND VALUE - MARKET | | 112,320 |
| TOTAL MARKET VALUE | | 559,305 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 559,305 |
| TOTAL EXEMPTION VALUE | 03 | 559,305 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 559,305 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 559,305 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052939 | Remodel | 47,300 | 04/27/2025 |
| 000051856 | Roof Replacement | 92,565 | 12/17/2024 |
| 28277 | ADDN COMM | 0 | 12/16/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0703/0791 | 12/06/1989 | WD | U | I | | 389,300 |

GRANTOR: JEFFERSON PILOT

GRANTEE: COLUMBIA COUNTY

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N39 W74 S39 E74$ BAS= W50 S72 W50 S50 E44 FOP= E12 N4 W12 S4$ N4 E12 S4 E44 N122$.

## LAND DESCRIPTION

TOTAL OB/XF 44,519

| 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 | | CG | 0.00 | 0.00 | 1.08 | AC | | 1.00 | 1.00 | 1.00 | 54,000.00 | 54,000.00 | 58,320 | | | | | | | |
| 2 | 9105 | C | TOWER SITE | 0 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 54,000.00 | 54,000.00 | 54,000 | | | | | | | |

REVIEW DATE 05/31/2023 BY KS Total Acres: 2.08 Total Land Value: 112,320 Market: 0 Agricultural: 0 Common: 112,320 PRINTED 11/17/2026 BY SYS

APPROX 2.08 AC DESC AS: BEG SW
SW COR OF LOT 19 BLOCK A
GATORWOOD S/D, RUN E 219.95

COLUMBIA COUNTY, FLORIDA
P O BOX 1529
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**2027**

**34-3S-16-02464-005**

## BUILDING CHARACTERISTICS

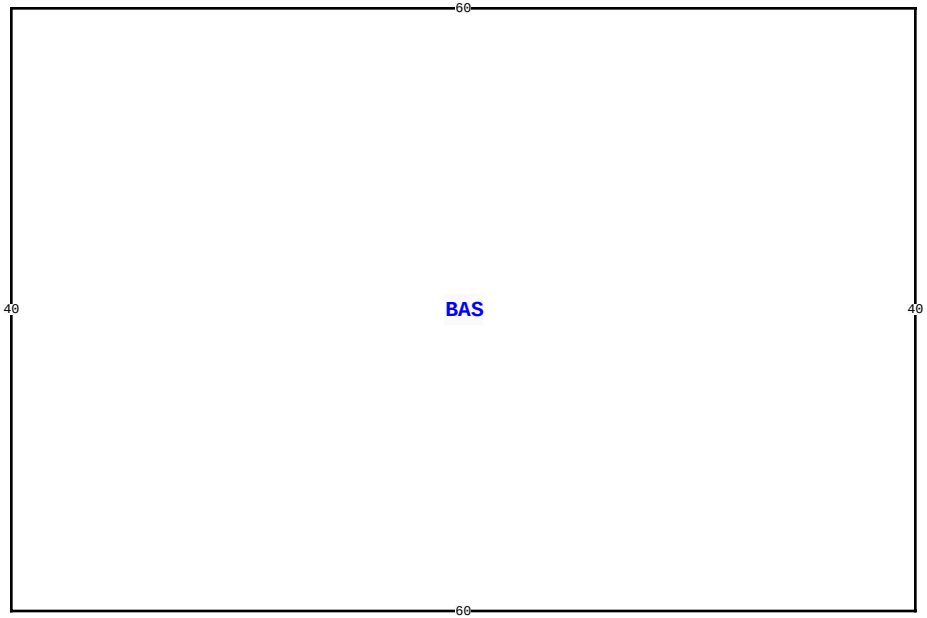
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 14 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| 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 | 2,400 | 100 | | 2,400 | 66,750 |
| TOTALS | 2,400 | | | 2,400 | 66,750 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8701 | 06 | 2,400 | 92.4000 | 32.34 | 77,616 | 2010 | 2010 | 0 | 0 | 0 | 14.00 | 86.00 |

2 PREF M B S 0% - 0 Heated Area: 2400 HX Base Yr




263 NW LAKE CITY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 MLU |
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## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

### VALUATION SUMMARY

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| TOTAL MARKET VALUE | | 559,305 |
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| TOTAL JUST VALUE | | 559,305 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 559,305 |

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

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GRANTOR: JEFFERSON PILOT

GRANTEE: COLUMBIA COUNTY

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W60 S40 E60 N40$.

## 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: 2.08 Total Land Value: 112,320 Market: 0 Agricultural: 0 Common: 112,320 PRINTED 11/17/2026 BY SYS