COMM INTERS E LINE OF SEC & N
R/W US-90, RUN N'LY ALONG SEC
LINE 1200 FT FOR POB, RUN W

THE ORCHARD PROPERTIES LLC
PO BOX 529
LAKE CITY, FL 32056

2027

34-3S-16-02484-050

BUILDING CHARACTERISTICS

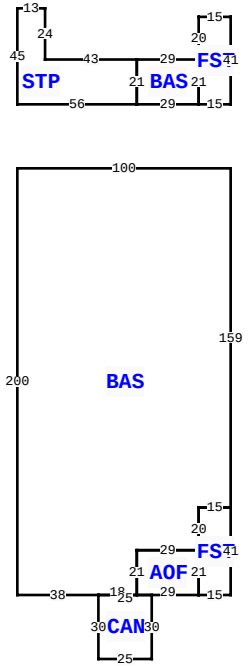
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		22 100
Frame	05	STEEL 100
Story Height		20 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
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
AOF	609	110		670	18,894
BAS	609	100		609	17,174
BAS	18,776	100		18,776	529,483
CAN	750	30		225	6,345
FST	615	50		308	8,686
FST	615	50		308	8,686
STP	1,488	10		149	4,202
TOTALS	23,462			21,045	593,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	21,045	123.6911	47.00	989,115	1994	1994	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 19994 HX Base Yr



357 NW HALL OF FAME DR, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,500.00	1,500.00	90	1993	1993	3	90	1,350	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0260	PAVEMENT-A	0	0	180	165	1.00	UT	0.00	0.00	100	2001	2001	3	100	16,038	
5	0253	LIGHTING	0	0	0	0	3.00	UT	500.00	500.00	100	2001	2001	3	100	1,500	
6	0164	CONC BIN	0	0	10	10	100.00	UT	12.00	12.00	100	2008	2008	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	593,469
TOTAL MARKET OB/XF VALUE	20,788
TOTAL LAND VALUE - MARKET	151,200
TOTAL MARKET VALUE	765,457
SOH/AGL Deduction	0
ASSESSED VALUE	765,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	765,457
TOTAL JUST VALUE	765,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	765,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
839	ADDN COMM	75	06/04/2008
019	COMMERCIAL	200,000	02/14/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1721	12/19/2014	WD	U	I	17	1,000,000
GRANTOR: FORREST G WELLING JR						
GRANTEE: THE ORCHARD PROPERT						
1112/0394	2/28/2007	WD	Q	I		790,000
GRANTOR: JANICE WOOD						
GRANTEE: FORREST G WELLING J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S200 E38 CAN= S30 E25 N30 W25$ E18 AOF= E29 N21W29 S21$ N21 E29 FST= S21 E15N41 W15 S20$ N20 E15 N159$ PTR= N30 FST= N41 W15 S20 BAS= W29 STP= W43 N24 W13 S45 E56 N21$ S21 E29 N21$ S21 E15$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 20,788

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	7100	C	CHURCH	0		00	0.00	0.00	2.40	AC		1.00	1.00	1.00	63,000.00	63,000.00	151,200							

REVIEW DATE 05/31/2023 BY KS Total Acres: 2.40 Total Land Value: 151,200 Market: 0 Agricultural: 0 Common: 151,200 PRINTED 11/16/2026 BY SYS