COMM NE COR, RUN S 1534.50 FT TO ALONG R/W 824.34 FT, S 47.5 FT F 474.71 FT, W 526 FT TO E R/W JON

FLORIDA GATEWAY COLLEGE
149 SE COLLEGE PL
LAKE CITY, FL 32025

2027

34-3S-17-06875-003

BUILDING CHARACTERISTICS

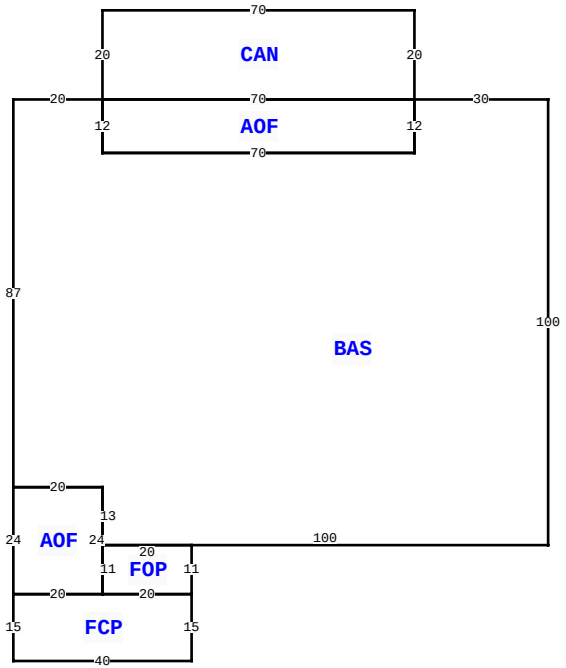
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	01	MINIMUM 10
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	05	STEEL 100
Story Height		18 100
RMS		7 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8400	COLLEGES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	480	110		528	13,646
AOF	840	110		924	23,881
BAS	10,900	100		10,900	281,711
CAN	1,400	30		420	10,855
FCP	600	30		180	4,652
FOP	220	30		66	1,706
TOTALS	14,440			13,018	336,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	13,018	95.7306	51.69	672,900	1989	1989	0	0	0	50.00	50.00

1 REC FACIL 0% - 2022 Heated Area: 12220 HX Base Yr



279 NE JONES WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		336,450
TOTAL MARKET OB/XF VALUE		34,924
TOTAL LAND VALUE - MARKET		71,120
TOTAL MARKET VALUE		442,494
SOH/AGL Deduction		0
ASSESSED VALUE		442,494
TOTAL EXEMPTION VALUE	05	442,494
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		442,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,494

XFOB:5:1: BASKETBALL COURT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/602	8/12/2021	WD	U	I	30	100
GRANTOR: THE FOUNDATION FOR FL						
GRANTEE: FLORIDA GATEWAY COL						
1401/1545	12/19/2019	WD	U	I	17	100
GRANTOR: ROTARY CLUB OF LAKE C						
GRANTEE: THE FOUNDATION FOR						

BUILDING NOTES

BUILDING DIMENSIONS

AOF= W70S12E70N12$BAS= S12 W70 N12 W20 S87 AOF= S24 E20 N24 W20$ E20 S13 FOP= S11 FCP= W20 S15 E40 N15 W20$ E20N11 W20$ E100 N100 W30$ CAN= N20 W70 S20 E70$.

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	50	3	150.00	UT	1.70	1.70	100	0	0	3	100	255	
2	0140	CLFENCE 6	0	0	0	0	1,093.00	UT	3.50	3.50	100	0	0	3	100	3,826	
3	0120	CLFENCE 4	0	0	0	0	47.00	UT	2.50	2.50	100	0	0	3	100	118	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	19,925	
5	0260	PAVEMENT-A	0	0	80	150	12,000.00	UT	0.90	0.90	100	0	0	3	100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 34,924

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	8400	C	COLLEGE	0		00	400.00	491.00	5.08	AC		1.00	1.00	1.00	14,000.00	14,000.00	71,120							

REVIEW DATE 03/13/2020 BY CP Total Acres: 5.08 Total Land Value: 71,120 Market: 0 Agricultural: 0 Common: 71,120 PRINTED 11/16/2026 BY SYS