LOT 12 EAST COAST LUMBER CO
S/D EX RD.

FLORIDA POWER & LIGHT CO
P O BOX 14000
JUNO BEACH, FL 33408

2027

34-3S-17-06888-000

BUILDING CHARACTERISTICS

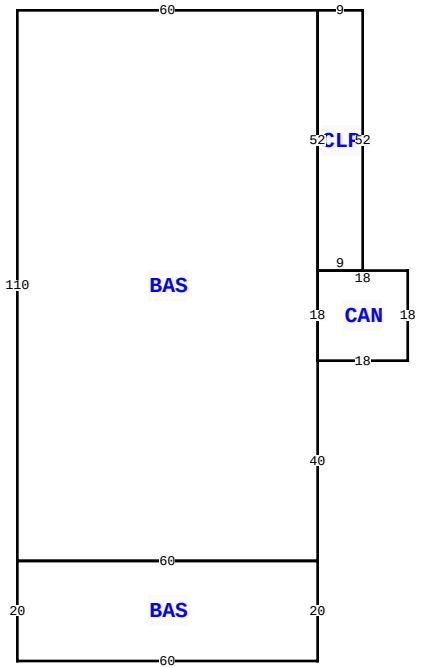
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		18 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	40,560
BAS	6,600	100		6,600	223,080
CAN	324	30		97	3,279
CLP	468	40		187	6,321
TOTALS	8,592			8,084	273,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	8,084	91.3572	67.60	546,478	1949	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 7800 HX Base Yr



2618 NE BASCOM NORRIS DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	427,916
TOTAL MARKET OB/XF VALUE	120,626
TOTAL LAND VALUE - MARKET	55,720
TOTAL MARKET VALUE	604,262
SOH/AGL Deduction	0
ASSESSED VALUE	604,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	604,262
TOTAL JUST VALUE	604,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	604,262

XFOB:3:1: PICNIC AREA.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38246	MAINT/ALTR	400	06/18/2019
10329	REMODEL	200	10/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S110 BAS= S20 E60 N20 W60$ E60 N40 CAN= E18 N18 W18 S18$ N18 CLP= E9 N52 W9 S52$ N52$.

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	112,500.00	UT	0.80	0.80	100	0	0	3	100	90,000	
2	0140	CLFENCE 6	0	0	0	0	2,050.00	UT	2.44	2.44	100	0	0	3	100	4,997	
3	0040	BARN,POLE	0	0	20	40	800.00	UT	3.20	3.20	100	0	0	3	100	2,560	
4	0296	SHED METAL	0	0	17	9	153.00	UT	9.60	9.60	100	0	0	3	100	1,469	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	800	
6	0294	SHED WOOD/	0	0	12	24	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,500	
7	0294	SHED WOOD/	0	0	12	24	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,500	
8	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2000	2000	3	100	6,000	
9	0253	LIGHTING	0	0	0	0	9.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	9,000	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 118,026

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	9100	C	UTILITY	0		00	0.00	0.00	2.98	AC		1.00	1.00	1.00	14,000.00	14,000.00	41,720							
2	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 03/22/2023 BY CP Total Acres: 3.98 Total Land Value: 55,720 Market: 0 Agricultural: 0 Common: 55,720 PRINTED 11/17/2026 BY SYS

LOT 12 EAST COAST LUMBER CO
S/D EX RD.

FLORIDA POWER & LIGHT CO
P O BOX 14000
JUNO BEACH, FL 33408

2027

34-3S-17-06888-000

BUILDING CHARACTERISTICS

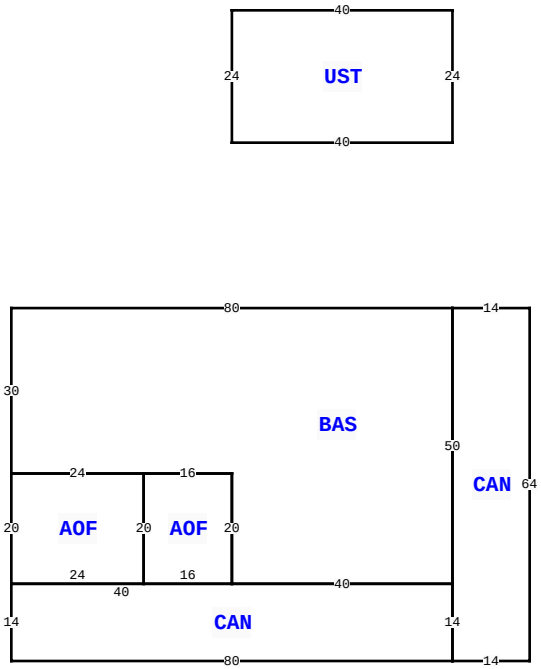
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		18 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	320	150		480	13,536
AOF	480	150		720	20,304
BAS	3,200	100		3,200	90,240
CAN	896	30		269	7,586
CAN	1,120	30		336	9,475
UST	960	50		480	13,536
TOTALS	6,976			5,485	154,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	06	5,485	98.9502	56.40	309,354	1982	1982	0	0	0	50.00	50.00

2 EXCEP STOR 0% - 0 Heated Area: 4000 HX Base Yr



2618 NE BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
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
11	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
12	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
13	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	427,916
TOTAL MARKET OB/XF VALUE	120,626
TOTAL LAND VALUE - MARKET	55,720
TOTAL MARKET VALUE	604,262
SOH/AGL Deduction	0
ASSESSED VALUE	604,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	604,262
TOTAL JUST VALUE	604,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	604,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S30 AOF= S20 E24 N20 W24$ E24 AOF= S20 E16 N20W16$ E16 S20 CAN= W40 S14 E80N14 W40$ E40 CAN= S14 E14 N64W14 S50$ N50$ PTR= N30 UST= N24 W40 S24 E40$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,600

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

REVIEW DATE 03/22/2023 BY CP Total Acres: 3.98 Total Land Value: 55,720 Market: 0 Agricultural: 0 Common: 55,720 PRINTED 11/17/2026 BY SYS