

COMM NW COR OF SEC, RUN E  
853.30 FT FOR POB, RUN S  
1426.60 FT, W 1320 FT, RUN N

FLORIDA CORRECTIONAL FINANCE CORPORATION  
4050 ESPLANADE WAY, PEPPER BLDG SUITE 680  
TALLAHASSEE, FL 32399-0950

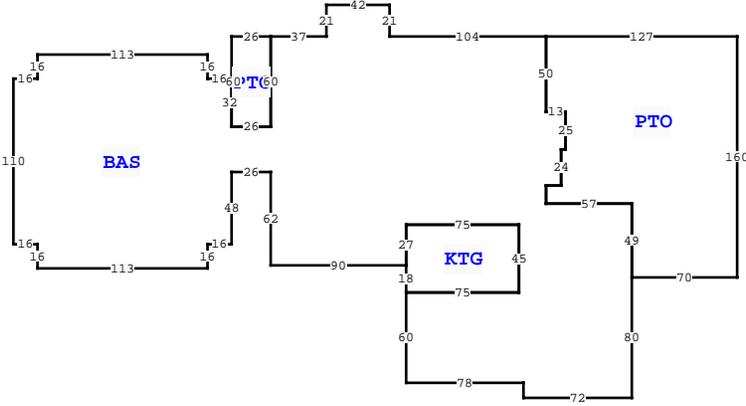
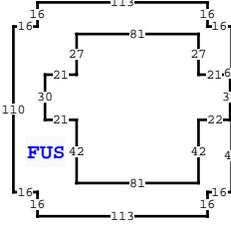
2026

34-3S-18-10339-002



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	23	REINF	CONC	100	
Roof Structur	12	REINFO/CON	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	03	PLASTER	100		
Interior Floo	04	C ABOVE GD	70		
Interior Floo	14	CARPET	30		
Ceiling	02	F.NOT SUS	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		240	100		
Frame	04	REIN CONC	100		
Story Height		9	100		
RMS		155	100		
Stories	2.	2.	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	05	05			
DOR CODE	8787 STATE/PRISON				
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	1418.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60,991	100		60,991	556,934
FUS	10,287	100		10,287	599,928
KTG	3,375	125		4,219	246,048
PTO	1,560	5		78	4,549
PTO	16,962	5		848	49,454
TOTALS	93,175			76,423	456,913

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
9393	04	76,423	111.7200	100.55	7,684,333	1996	1996	0	0	42.00	58.00	
1 CORREC INS 0% - 0 Heated Area: 74653 HX Base Yr												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 7	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				14,064,363		
TOTAL MARKET OB/XF VALUE				230,207		
TOTAL LAND VALUE - MARKET				160,000		
TOTAL MARKET VALUE				14,454,570		
SOH/AGL Deduction				0		
ASSESSED VALUE				14,454,570		
TOTAL EXEMPTION VALUE		05		14,454,570		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				14,454,570		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				14,405,353		
PRMT:2:1: CHAPEL						
XFOB:3:1: HGHT 14 FT WITH RAZOR WIRE						
LAND:1:1: PORTION OF PROP IN SEC'S 27 & 33-3S-18E						
SALE:1:1: 40.00 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000046584	Roof Replacement	1,500,126	02/24/2023			
18983	COMMERCIAL	106	11/26/2001			
17298	ADDN COMM	540	08/08/2000			
14947	ADDN COMM	1,745	01/15/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I / V	RSN CD	SALE PRICE
0815/1299	12/21/1995	WD	Q	V		140,000
GRANTOR:NEKOOSA PACKAGING COR						
GRANTEE:FLORIDA FINANCE COR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W113 S16 W16 S110 E16 S16 E113 N16 E16 N48 E26 S62 E90 KTG= S18 E75 N45 W75 S27\$N27 E75 S45 W75 S60 E78 S10 E72 N80 PTO= E70 N160 W127 S50 S13 S25 W3 S24 W10 S12 E57S49\$ N49 W57 N12 E10 N24 E3 N25 W13 N50 W104 N21 W42 S21 W37 PTO= W26 S60 E26 N60\$ S60W26 N32 W16 N16\$ PTR= N60 FUS= N16 E16 N48 W22 S42 W81 N42 W21 N30 E21 N27 E81 S27 E21 S30 E1 N62 W16 N16 W113 S16 W16 S110 E16 S16 E113\$ S60\$.						

EXTRA FEATURES																	
L N	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	96,820.00	UT	0.90	0.90	90	1996	1996	3	90	78,424	
2	0166	CONC, PAVMT	0	0	0	0	25,470.00	UT	1.50	1.50	90	1996	1996	3	90	34,385	
3	0160	CLFENCE 10	0	0	0	0	5,665.00	UT	15.00	15.00	90	1996	1996	3	90	76,478	
4	0253	LIGHTING	0	0	0	0	26.00	UT	800.00	800.00	90	1996	1996	3	90	18,720	
5	0253	LIGHTING	0	0	0	0	8.00	UT	1,000.00	1,000.00	90	1996	1996	3	90	7,200	
6	0030	BARN, MT	0	0	20	30	600.00	UT	25.00	25.00	100	0	0	3	100	15,000	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	9093	C	CORREC INS	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	160,000								

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TALLAHASSEE, FL 32399-0950

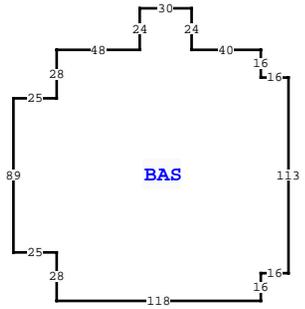
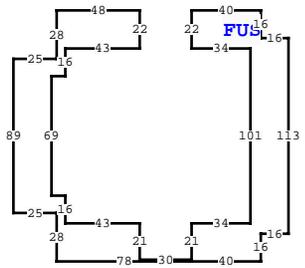
2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	23	REINF CONC	100
Roof Structur	12	REINFO/CON	100
Roof Cover	04	BUILT-UP	100
Interior Wall	03	PLASTER	100
Interior Floo	04	C ABOVE GD	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		124	100
Frame	04	REIN CONC	100
Story Height		0	100
RMS		108	100
Stories	2.	2.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	8787 STATE/PRISON		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	21,863	100	
FUS	8,494	100	
TOTALS	30,357		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
9393	04	30,357	116.8120	105.13	3,191,431	1996	1996	0	0	42.00	58.00		
2 CORREC INS 0% - 0 Heated Area: 30357 HX Base Yr													



7906 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND	OB/XF MKT VALUE	NOTES

TOTAL OB/XF 0

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 7
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		14,064,363	
TOTAL MARKET OB/XF VALUE		230,207	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		14,454,570	
SOH/AGL Deduction		0	
ASSESSED VALUE		14,454,570	
TOTAL EXEMPTION VALUE		05	14,454,570
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		14,454,570	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		14,405,353	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/1299	12/21/1995	WD Q	Q	V		140,000

GRANTOR: NEKOOSA PACKAGING COR  
GRANTEE: FLORIDA FINANCE COR

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W30 S24 W48 S28 W25 S89 E25 S28 E118 N16 E16 N113 W16 N16 W40 N24 \$ PTR= N60 FUS= E40 N16 E16 N113 W16 N16 W40 S22 E34 S101 W34 S21 W30 N21 W43 N16 W8 N69 E8 N16 E43 N22 W48 S28 W25 S89 E25 S28 E78\$ S60\$.													



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TALLAHASSEE, FL 32399-0950

2026

34-3S-18-10339-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	03	PLASTER	100
Interior Floo	04	C ABOVE GD	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		10	100
Frame	05	STEEL	100
Story Height		12	100
RMS		7	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	8787 STATE/PRISON		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	9,960	100	
TOTALS	9,960		

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
4	CORREC	INS	0%	- 0						
Heated Area: 9960					HX Base Yr					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE					
BAS	9,960	100		9,960	664,750					
TOTALS	9,960			9,960	664,750					

COLUMBIA COUNTY PROPERTY		PAGE 4 of 7	3
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Tax Group: 3	Tax Dist:		
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TOTAL LAND VALUE - MARKET	160,000		
TOTAL MARKET VALUE	14,454,570		
SOH/AGL Deduction	0		
ASSESSED VALUE	14,454,570		
TOTAL EXEMPTION VALUE	05	14,454,570	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	14,454,570		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	14,405,353		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/1299	12/21/1995	WD	Q	V		140,000
GRANTOR: NEKOOSA PACKAGING COR						
GRANTEE: FLORIDA FINANCE COR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2025	MLU

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W40 N27 W98 S80 E138 N53\$.														

EXTRA FEATURES																
L N	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

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV





