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

2027

34-3S-18-10339-002

BUILDING CHARACTERISTICS

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

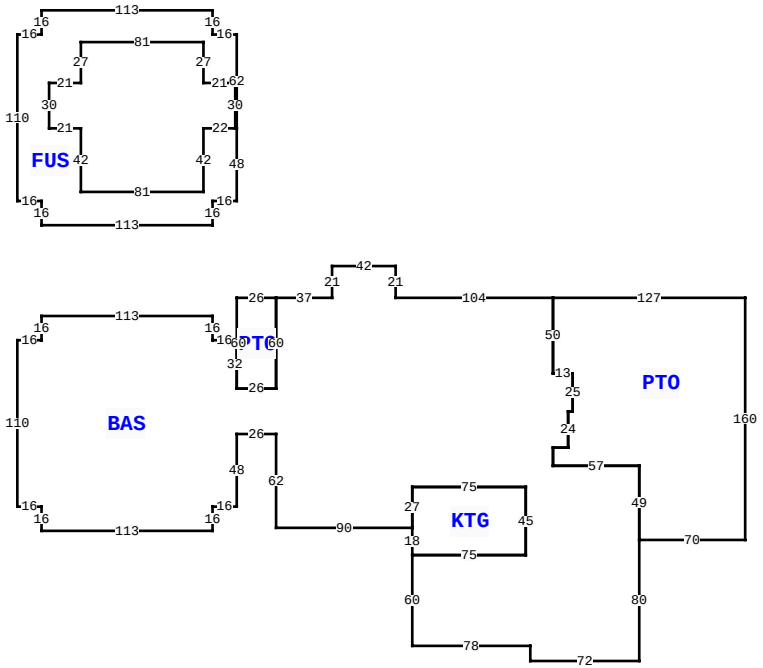
NEIGHBORHOOD/LOC 1418.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60,991	100		60,991	3,517,314
FUS	10,287	100		10,287	593,245
KTG	3,375	125		4,219	243,307
PTO	1,560	5		78	4,498
PTO	16,962	5		848	48,904
TOTALS	93,175			76,423	4,407,269

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	99.43	7,598,739	1996	1996	0	0	0	42.00	58.00

1 CORREC INS 0% - 0 Heated Area: 74653 HX Base Yr



7906 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	04/14/2025 MLU
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
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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 7 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,904,924
TOTAL MARKET OB/XF VALUE		230,207
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		14,295,131
SOH/AGL Deduction		0
ASSESSED VALUE		14,295,131
TOTAL EXEMPTION VALUE	05	14,295,131
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		14,295,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,295,131

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	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$N27 E75 S45 W75 S60 E78 S10 E72 N80
PTO= E70 N160 W127 S50 E13 S25 W3 S24 W10 S12 E57S49$ 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$.

LAND DESCRIPTION

TOTAL OB/XF 230,207

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	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							

REVIEW DATE 09/24/2015 BY DF Total Acres: 40.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-18-10339-002

BUILDING CHARACTERISTICS

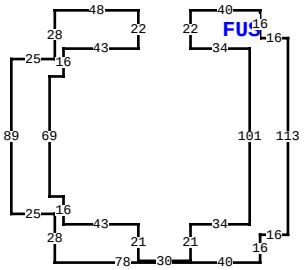
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		124 100
Frame	04	REIN CONC 100
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/

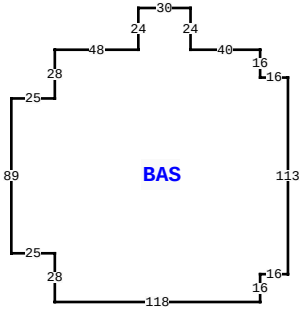
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	21,863	100		21,863	1,318,269
FUS	8,494	100		8,494	512,161
TOTALS	30,357			30,357	1,830,430

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	103.96	3,155,914	1996	1996	0	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 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 7 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,904,924
TOTAL MARKET OB/XF VALUE		230,207
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		14,295,131
SOH/AGL Deduction		0
ASSESSED VALUE		14,295,131
TOTAL EXEMPTION VALUE	05	14,295,131
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		14,295,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,295,131

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

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$.

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

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

REVIEW DATE 09/24/2015 BY DF Total Acres: 40.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-18-10339-002

BUILDING CHARACTERISTICS

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	12	HARDWOOD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	04	REIN CONC 100
Story Height		34 100
RMS		5 100
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

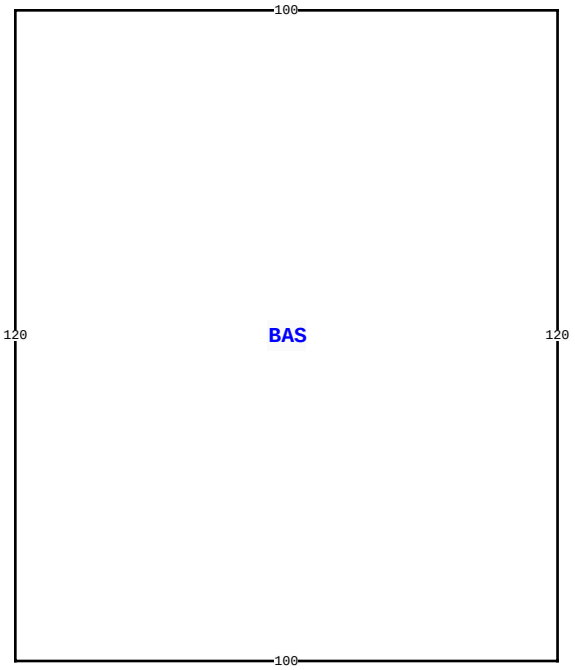
NEIGHBORHOOD/LOC 1418.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,000	100		12,000	468,269
TOTALS	12,000			12,000	468,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	12,000	124.5870	67.28	807,360	1996	1996	0	0	0	42.00	58.00

3 REC FACIL 0% - 0 Heated Area: 12000 HX Base Yr



7906 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	04/14/2025 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 7 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,904,924
TOTAL MARKET OB/XF VALUE		230,207
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		14,295,131
SOH/AGL Deduction		0
ASSESSED VALUE		14,295,131
TOTAL EXEMPTION VALUE	05	14,295,131
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		14,295,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,295,131

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S120 E100 N120$.

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

REVIEW DATE 09/24/2015 BY DF Total Acres: 40.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-18-10339-002

BUILDING CHARACTERISTICS

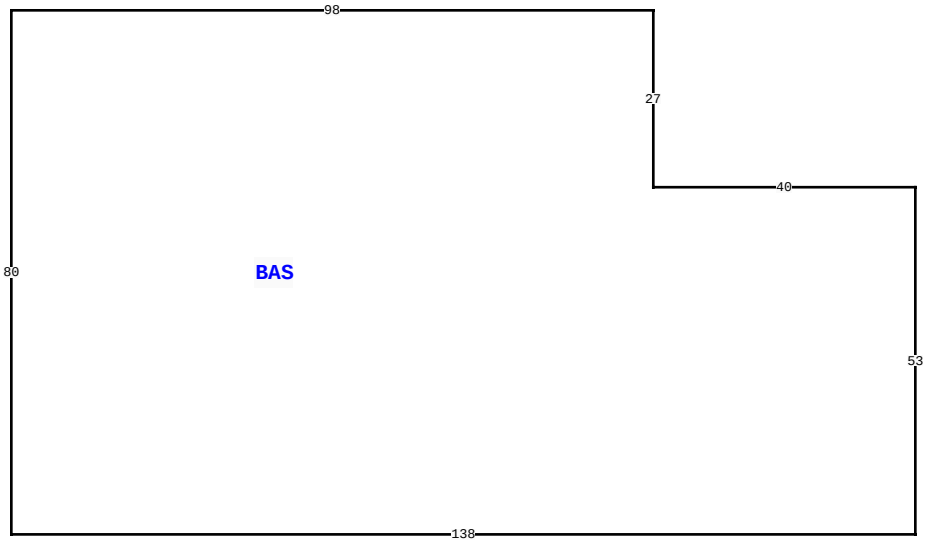
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	04	C ABOVE GD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	05	STEEL 100
Story 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,960	100		9,960	657,370
TOTALS	9,960			9,960	657,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9393	04	9,960	114.0876	101.54	1,011,338	1999	1999	0	0	0	35.00	65.00

4 CORREC INS 0% - 0 Heated Area: 9960 HX Base Yr



7906 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 7 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,904,924
TOTAL MARKET OB/XF VALUE		230,207
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		14,295,131
SOH/AGL Deduction		0
ASSESSED VALUE		14,295,131
TOTAL EXEMPTION VALUE	05	14,295,131
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		14,295,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,295,131

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 N27 W98 S80 E138 N53$.

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

REVIEW DATE 09/24/2015 BY DF Total Acres: 40.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-18-10339-002

BUILDING CHARACTERISTICS

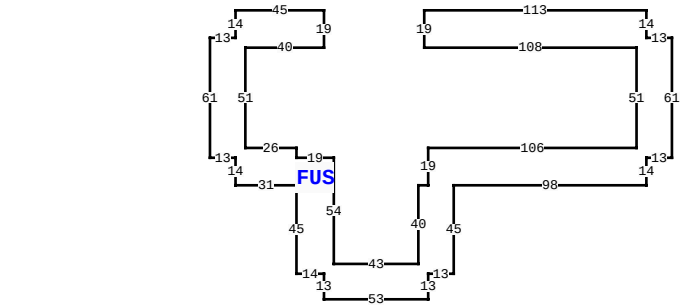
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		315 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		160 100
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/

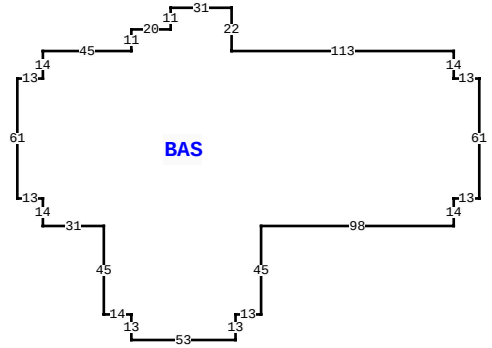
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	25,378	100		25,378	2,080,537
FUS	10,631	100		10,631	871,550
TOTALS	36,009			36,009	2,952,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9393	04	36,009	119.6240	106.47	3,833,878	2005	2005	0	0	0	23.00	77.00

5 CORREC INS 0% - 0 Heated Area: 36009 HX Base Yr





7906 E US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 7 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,904,924
TOTAL MARKET OB/XF VALUE		230,207
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		14,295,131
SOH/AGL Deduction		0
ASSESSED VALUE		14,295,131
TOTAL EXEMPTION VALUE	05	14,295,131
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		14,295,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,295,131

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W113 N22 W31 S11 W20 S11 W45 S14 W13 S61 E13 S14 E31 S45 E14 S13 E53 N13 E13 N45 E98 N14 E13 N61 W13 N14$ PTR= N50
FUS= N45 E98 N14 E13 N61 W13 N14 W113 S19 E108 S51 W106 S19 W5 S40 W43 N54 W19 N5 W26 N51 E40 N19 W45 S14 W13 S61 E13 S14 E31 S45 E14 S13 E53 N13 E13$ S50$.

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

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

REVIEW DATE 09/24/2015 BY DF Total Acres: 40.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 11/16/2026 BY SYS

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

2027

34-3S-18-10339-002

BUILDING CHARACTERISTICS

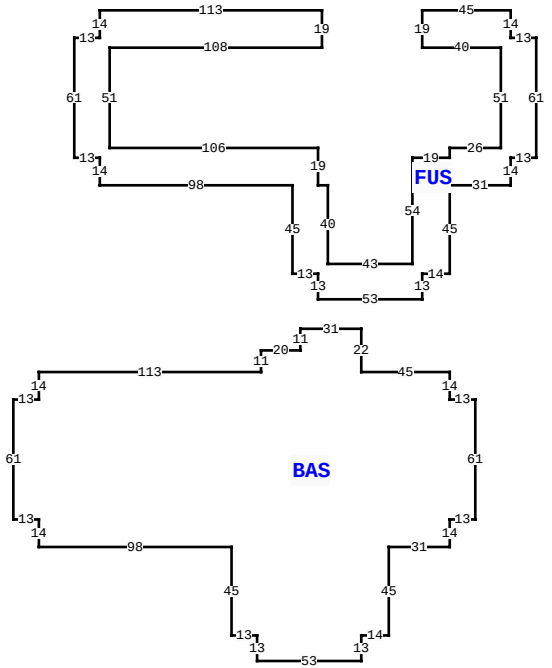
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		315 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		160 100
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	25,378	100		25,378	2,080,537
FUS	10,631	100		10,631	871,550
TOTALS	36,009			36,009	2,952,086

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9393	04	36,009	119.6240	106.47	3,833,878	2005	2005	0	0	0	23.00	77.00

6 CORREC INS 0% - 0 Heated Area: 36009 HX Base Yr



7906 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	04/14/2025 MLU
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

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

REVIEW DATE 09/24/2015 BY DF Total Acres: 40.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		13,904,924
TOTAL MARKET OB/XF VALUE		230,207
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		14,295,131
SOH/AGL Deduction		0
ASSESSED VALUE		14,295,131
TOTAL EXEMPTION VALUE	05	14,295,131
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		14,295,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,295,131

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 N22 W31 S11 W20 S11 W113 S14 W13 S61 E13 S14 E98 S45 E13 S13 E53 N13 E14 N45 E31 N14 E13 N61 W13 N14$ PTR= N50
FUS= N45 E31 N14 E13N61 W13 N14 W45 S19 E40 S51 W26 S5 W19 S54 W43 N40 W5 N19 W106 N51 E108 N19 W113S14 W13 S61 E13 S14 E98 S45 E13 S13 E53 N13 E14$ S50$.

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

2027

34-3S-18-10339-002

BUILDING CHARACTERISTICS

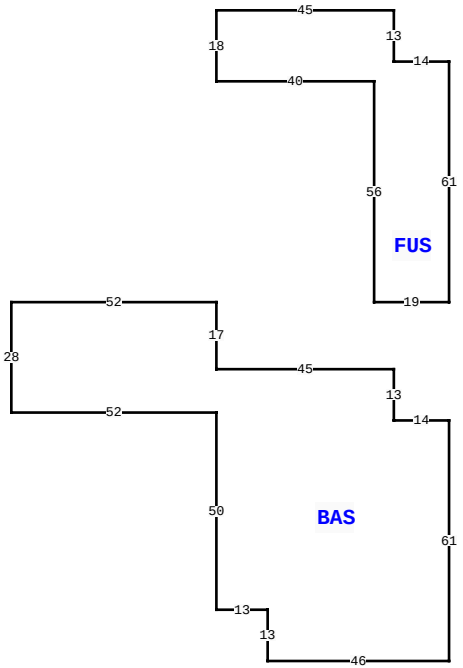
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	04	C ABOVE GD 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		56 100
Frame	04	REIN CONC 100
Story Height		9 100
RMS		30 100
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	5,471	100		5,471	470,302
FUS	1,944	100		1,944	167,112
TOTALS	7,415			7,415	637,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9393	04	7,415	125.4400	111.64	827,811	2005	2005	0	0	0	23.00	77.00

7 CORREC INS 0% - 0 Heated Area: 7415 HX Base Yr



7906 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 7 3

VALUATION SUMMARY

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TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		14,295,131
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ASSESSED VALUE		14,295,131
TOTAL EXEMPTION VALUE	05	14,295,131
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		14,295,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		14,295,131

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N13 W45 N17 W52 S28 E52 S50 E13 S13 E46 N61$ PTR= N30 FUS= N61 W14 N13 W45 S18 E40 S56 E19$ S30$.

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

REVIEW DATE 09/24/2015 BY DF Total Acres: 40.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 11/16/2026 BY SYS