COMM SW COR OF N1/2 OF NW1/4, RU
E R/W LINE NW FAIRWAY DR FOR POB
ALONG R/W 98.48 FT TO PT ON A CU

FCS TRUST DATED JANUARY 8, 2025
180 NW AMENITY CT
LAKE CITY, FL 32055

2026

35-3S-16-02522-008

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	178,726
TOTAL MARKET VALUE	178,726
SOH/AGL Deduction	0
ASSESSED VALUE	178,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	178,726
TOTAL JUST VALUE	178,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1064	3/06/2026	QC	U	V	11	100
GRANTOR: F & A ROYALTIES LLC						
GRANTEE: FCS TRUST DATED JAN						
1442/2400	6/28/2021	WD	Q	V	01	385,000
GRANTOR: LAKE CITY GATEWAY LLC						
GRANTEE: F & A ROYALTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	9900	C	AC NON-AG	0		RSF-2	0.00	0.00	14.71	AC		1.00	1.00	0.68	18,000.00	12,150.00	178,726							

REVIEW DATE 07/12/2023 BY JB Total Acres: 14.71 Total Land Value: 178,726 Market: 0 Agricultural: 0 Common: 178,726 PRINTED 06/19/2026 BY SYS