

COMM AT INTERS OF N R/W US-90 &
OF REAL RD, RUN N ALONG R/W 430.
E 152.46 FT, N 23.87 FT FOR POB,

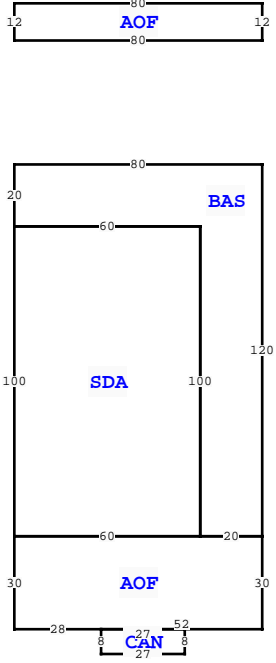
PARTNERS OF HOPE INTERNATIONAL
P O BOX 1803
LAKE CITY, FL 32056-1803

2026

35-3S-16-02585-000


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		20 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8800	06	19,805	96.6150	43.48	861,121	1982	1982	0	0	40.00	60.00		
1 PREF M B R 0% - 0 Heated Area: 12960 HX Base Yr													



Quality	05	05			
DOR CODE	7500NON-PROFIT / ORPHANA				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	35316.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	960	150		1,440	37,567
AOF	2,400	150		3,600	93,917
BAS	3,600	100		3,600	93,917
CAN	216	30		65	1,696
SDA	6,000	185		11,100	289,577
TOTALS	13,176			19,805	516,673

225 NW REAL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	5,500.00	5,500.00	50	0	0	3	50	2,750	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
5	0030	BARN,MT	0	0	30	50	1.00	UT	22,500.00	22,500.00	100	2024	2023		100	22,500	

LAND DESCRIPTION TOTAL OB/XF 30,750

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
1	4800	C	WAREHOUSE	0		CG	0.00	0.00	48,352.00	SF		1.00	1.00	1.00	3.50	3.50	169,232							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			516,673	
TOTAL MARKET OB/XF VALUE			30,750	
TOTAL LAND VALUE - MARKET			169,232	
TOTAL MARKET VALUE			716,655	
SOH/AGL Deduction			0	
ASSESSED VALUE			716,655	
TOTAL EXEMPTION VALUE	10		716,655	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			716,655	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			692,479	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000037120	Remodel		09/09/2024
35066	CHARITABLE	1,825	03/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/0789	3/18/2015	WD Q	Q	I	01	400,000
GRANTOR: BRITANNIA ANTIQUES IN						
GRANTEE: PARTNERS OF HOPE IN						
0987/1427	6/27/2003	WD Q	Q	I		365,000
GRANTOR: HELEN B & PATRICK LEE						
GRANTEE: BRITANNIA ANTIQUES						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W80 S20 SDA= S100 E60 N100 W60\$ E60 S100 AOF= W60 S30
 E28 CAN= S8 E27 N8 W27\$ E52 N30 W20\$ E20 N120\$ PTR= N40 AOF=
 N12 W80 S12 E80\$ S40\$.