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

2027

35-3S-16-02585-000

BUILDING CHARACTERISTICS

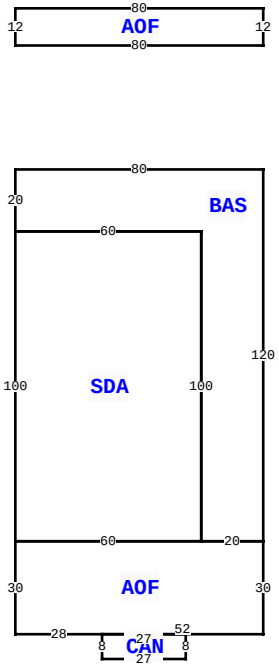
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		20 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7500	NON-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

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	0	40.00	60.00

1 PREF M B R 0% - 0 Heated Area: 12960 HX Base Yr



225 NW REAL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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
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	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	

COLUMBIA COUNTY PROPERTY

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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		716,655

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	I	01	400,000
GRANTOR: BRITANNIA ANTIQUES IN						
GRANTEE: PARTNERS OF HOPE IN						
0987/1427	6/27/2003	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 30,750

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	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							

REVIEW DATE 03/20/2026 BY robin Total Acres: 1.11 Total Land Value: 169,232 Market: 0 Agricultural: 0 Common: 169,232 PRINTED 11/17/2026 BY SYS