COMM NW COR OF NE1/4, RUN S
1643 FT, E 15 FT FOR POB, RUN
S 519 FT TO US-90, RUN E ALONG

FLORIDA GAME & FRESH WATER FISH COMMISSION/N/K/A F
3377 E US HIGHWAY 90
LAKE CITY, FL 32055

2027

35-3S-17-07291-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		21 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07

DOR CODE 8700 TIITF IMP

MAP NUM | MKT AREA 06

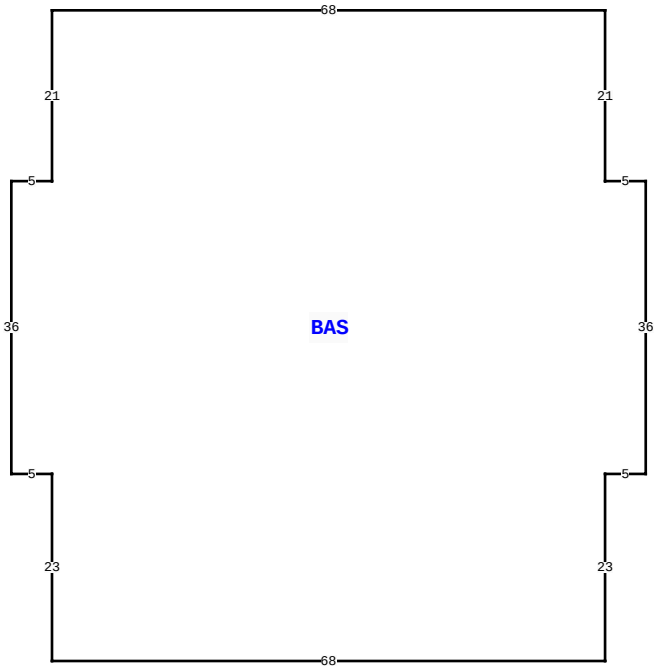
NEIGHBORHOOD/LOC 35317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,800	100		5,800	304,877
TOTALS	5,800			5,800	304,877

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9300	04	5,800	114.2674	105.13	609,754	1978	1978	0	0	0	50.00	50.00

1 GOVT BLDG 0% - 0 Heated Area: 5800 HX Base Yr



3377 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		568,293
TOTAL MARKET OB/XF VALUE		49,380
TOTAL LAND VALUE - MARKET		100,500
TOTAL MARKET VALUE		718,173
SOH/AGL Deduction		0
ASSESSED VALUE		718,173
TOTAL EXEMPTION VALUE	05	718,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		718,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056591	Storage Building	362,042	09/16/2026
000055220	Electrical Servic		03/12/2026
000055193	Roof Replacement	27,410	03/10/2026
27491	SFR	425	11/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S21 W5 S36 E5 S23 E68 N23 E5 N36 W5 N21$.

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	0294	SHED WOOD/	0	0	120	22	1.00	UT	0.00	0.00	100	0	0	3	100	9,080	
2	0030	BARN,MT	0	0	50	24	1.00	UT	0.00	0.00	100	0	0	3	100	6,048	
3	0010	BARN,BLK	0	0	20	16	1.00	UT	0.00	0.00	100	0	0	3	100	2,976	
4	0294	SHED WOOD/	0	0	35	8	1.00	UT	0.00	0.00	100	0	0	3	100	1,204	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	2,142	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	6,150	
7	0297	SHED CONCR	0	0	12	44	1.00	UT	0.00	0.00	100	1999	1999	3	100	2,000	
8	0040	BARN,POLE	0	0	30	104	3,120.00	UT	4.00	4.00	100	2001	2001	3	100	12,480	
9	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
10	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 44,280

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	9105	C	TOWER SITE	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,000							
2	8700	C	STATE	0		00	0.00	0.00	2.94	AC		1.00	1.00	1.00	25,000.00	25,000.00	73,500							

REVIEW DATE 03/16/2020 BY CP Total Acres: 3.94 Total Land Value: 100,500 Market: 0 Agricultural: 0 Common: 100,500 PRINTED 11/16/2026 BY SYS

COMM NW COR OF NE1/4, RUN S
1643 FT, E 15 FT FOR POB, RUN
S 519 FT TO US-90, RUN E ALONG

FLORIDA GAME & FRESH WATER FISH COMMISSION/N/K/A F
3377 E US HIGHWAY 90
LAKE CITY, FL 32055

2027

35-3S-17-07291-000

BUILDING CHARACTERISTICS

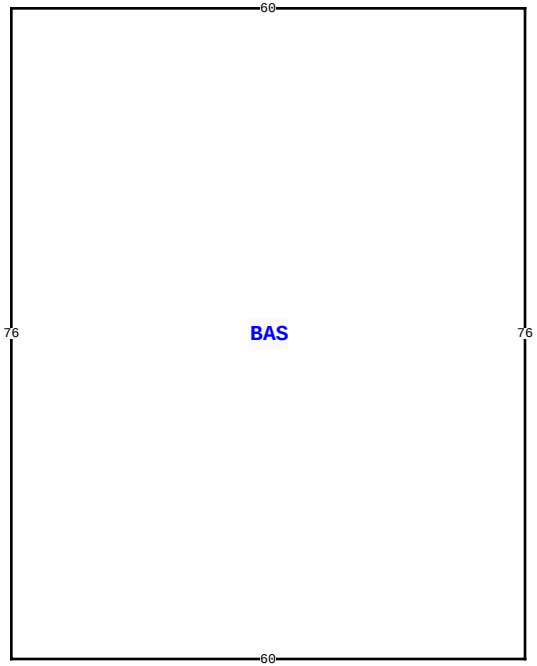
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		6 100
Frame	01	NONE 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	8700	TIITF IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,560	100		4,560	263,416
TOTALS	4,560			4,560	263,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9300	04	4,560	74.7456	68.77	313,591	2009	2009	0	0	0	16.00	84.00

2 GOVT BLDG 0% - 0 Heated Area: 4560 HX Base Yr



3377 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		568,293
TOTAL MARKET OB/XF VALUE		49,380
TOTAL LAND VALUE - MARKET		100,500
TOTAL MARKET VALUE		718,173
SOH/AGL Deduction		0
ASSESSED VALUE		718,173
TOTAL EXEMPTION VALUE	05	718,173
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		718,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		718,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S76 E60 N76$.

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
11	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
12	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
13	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
14	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
15	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
16	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
17	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
18	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
19	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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 03/16/2020 BY CP Total Acres: 3.94 Total Land Value: 100,500 Market: 0 Agricultural: 0 Common: 100,500 PRINTED 11/16/2026 BY SYS