COMM NE COR OF SE1/4 OF NW1/4, R
TO S R/W WASHINGTON ST, S 82 DEG
605.84 FT FOR POB, CONT W 184 FT

FLORIDA POWER & LIGHT COMPANY
P O BOX 14000
JUNO BEACH, FL 33408-0420

2027

35-3S-17-07314-003

BUILDING CHARACTERISTICS

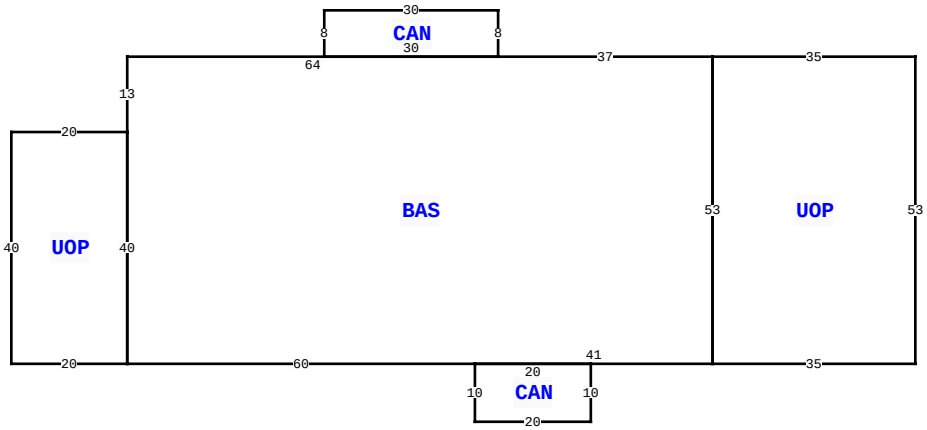
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	04	REIN CONC 100
Story Height		20 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	9100	UTILITIES
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	5,353	100		5,353	732,231
CAN	200	30		60	8,207
CAN	240	30		72	9,848
UOP	800	30		240	32,830
UOP	1,855	30		556	76,054
TOTALS	8,448			6,281	859,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7110	06	6,281	116.4126	145.52	914,011	2001	2017	0	0	0	6.00	94.00

1 DATA STORAGE/UTILITY 0% - 0 Heated Area: 5353 HX Base Yr



3154 NE WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	
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	0166	CONC,PAVMT	0	0	0	0	3,038.00	UT	1.50	1.50	100	2001	2001	3	100	4,557	
2	0169	FENCE/WOOD	0	0	0	0	64.00	UT	6.00	6.00	100	2001	2001	3	100	384	
3	0150	CLFENCE 8	0	0	0	0	1,280.00	UT	4.30	4.30	100	2001	2001	3	100	5,504	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,081,531
TOTAL MARKET OB/XF VALUE	10,445
TOTAL LAND VALUE - MARKET	27,300
TOTAL MARKET VALUE	1,119,276
SOH/AGL Deduction	574,762
ASSESSED VALUE	544,514
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	544,514
TOTAL JUST VALUE	1,119,276
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,119,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045845	Remodel	41,000	11/03/2022
34752	COMMERCIAL	1,975	12/16/2016
34520	COMMERCIAL	1,250	10/03/2016
17854	COMMERCIAL	6,075	01/23/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/2732	9/15/2009	WD	U	I	20	400,000
GRANTOR: EMBREE CONSTRUCTION G						
GRANTEE: FLORIDA POWER & LIG						
0969/0545	12/06/2002	CT	Q	I	01	200,000
GRANTOR: CLERK OF COURT						
GRANTEE: EMBREE CONST GROUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 CAN= N8 W30 S8 E30$ W64 S13 UOP= W20 S40 E20 N40$
S40 E60 CAN= S10 E20 N10 W20$ E41 UOP= E35 N53 W35 S53$ N53$.

LAND DESCRIPTION

TOTAL OB/XF 10,445

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	9100	C	UTILITY	0		A-1	0.00	0.00	1.95	AC		1.00	1.00	1.00	14,000.00	14,000.00	27,300							

REVIEW DATE 03/16/2020 BY CP Total Acres: 1.95 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 11/17/2026 BY SYS

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TO S R/W WASHINGTON ST, S 82 DEG
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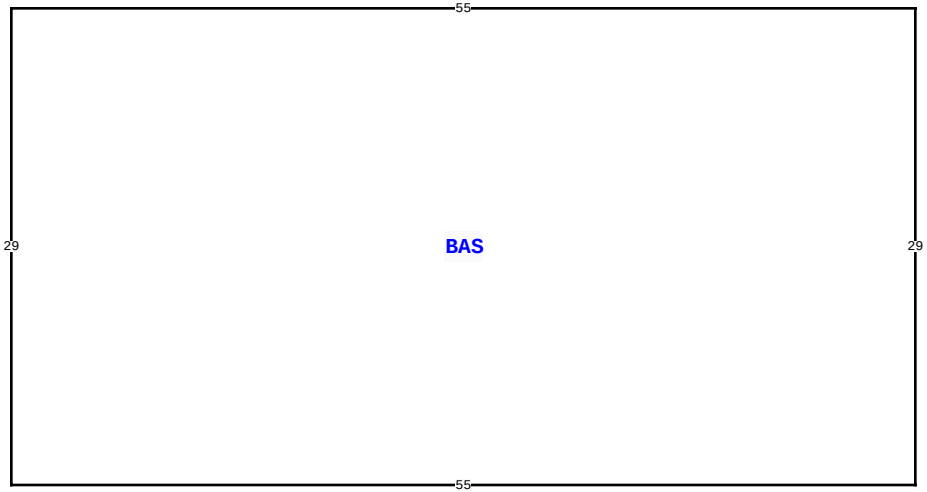
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	06	ENG CENTRL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	9100	UTILITIES
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	1,595	100		1,595	222,361
TOTALS	1,595			1,595	222,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7110	06	1,595	118.6500	148.31	236,554	2017	2017	0	0	0	6.00	94.00

2 DATA STORAGE/UTILITY 0% - 0 Heated Area: 1595 HX Base Yr



3154 NE WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	
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 2 of 2 — 2

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GRANTOR: CLERK OF COURT						
GRANTEE: EMBREE CONST GROUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S29 E55 N29$.

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 03/16/2020 BY CP Total Acres: 1.95 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 11/17/2026 BY SYS