ALL CITY OWNED LAND LYING S OF U
OF LULU RD & W OF LAKE CITY JUNI
BY-PASS ROAD & N OF SR 100 BEING

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2026

35-3S-17-07322-000

BUILDING CHARACTERISTICS

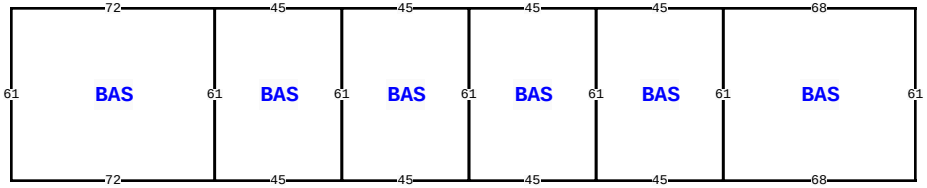
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		16 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
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	2,745	100		2,745	75,861
BAS	2,745	100		2,745	75,861
BAS	2,745	100		2,745	75,861
BAS	2,745	100		2,745	75,861
BAS	4,148	100		4,148	114,634
BAS	4,392	100		4,392	121,378
TOTALS	19,520			19,520	539,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	19,520	124.4880	46.06	899,091	1997	1997	0	0	0	40.00	60.00

1 AIR HANGAR 0% - 0 Heated Area: 19520 HX Base Yr



196 SE AIRPORT GLN, LAKE CITY

BLD DATE	06/06/2006 CP	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,651,258
TOTAL MARKET OB/XF VALUE		528,484
TOTAL LAND VALUE - MARKET		3,094,560
TOTAL MARKET VALUE		6,274,302
SOH/AGL Deduction		0
ASSESSED VALUE		6,274,302
TOTAL EXEMPTION VALUE	04	6,274,302
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,274,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,329,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021	COUNTY	730	02/10/2011
182	MAINT/ALTR	1,756	07/30/2007
3478	PLANE HNGR	151	11/03/2005
3475	PLANE HNGR	151	11/03/2005

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 BAS= W45 BAS= W45 BAS= W45 BAS= W45 BAS= W72 S61 E72 N61$ S61 E45 N61$ S61 E45 N61$ S61 E45 N61$ S61 E45 N61$ S61 E68 N61$.

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	57	63	3,591.00	UT	1.40	1.40	100	1997	1997	3	100	5,027	
2	0260	PAVEMENT-A	0	0	0	0	28,918.00	UT	0.90	0.90	100	1997	1997	3	100	26,026	
3	0166	CONC,PAVMT	0	0	20	30	449.00	UT	1.50	1.50	100	1998	1998	3	100	674	
4	0260	PAVEMENT-A	0	0	0	0	3,684.00	UT	0.90	0.90	100	1998	1998	3	100	3,316	
5	0140	CLFENCE 6	0	0	0	0	750.00	UT	3.50	3.50	100	1998	1998	3	100	2,625	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	500	
7	0071	CONTROL TO	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	365,000	
8	0260	PAVEMENT-A	0	0	0	0	17,853.00	UT	0.90	0.90	100	2001	2001	3	100	16,068	
9	0260	PAVEMENT-A	0	0	24	1200	28,800.00	UT	1.10	1.10	100	2003	2003	3	100	31,680	
10	0166	CONC,PAVMT	0	0	5	80	400.00	UT	2.00	2.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 451,716

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	2000	C	AIRPORT	0		00	0.00	0.00	772.64	AC		1.00	1.00	1.00	4,000.00	4,000.00	3,090,560							
2	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

REVIEW DATE 03/22/2023 BY CP Total Acres: 773.64 Total Land Value: 3,094,560 Market: 0 Agricultural: 0 Common: 3,094,560 PRINTED 06/19/2026 BY SYS

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205 N MARION AVE
LAKE CITY, FL 32055

2026

35-3S-17-07322-000

BUILDING CHARACTERISTICS

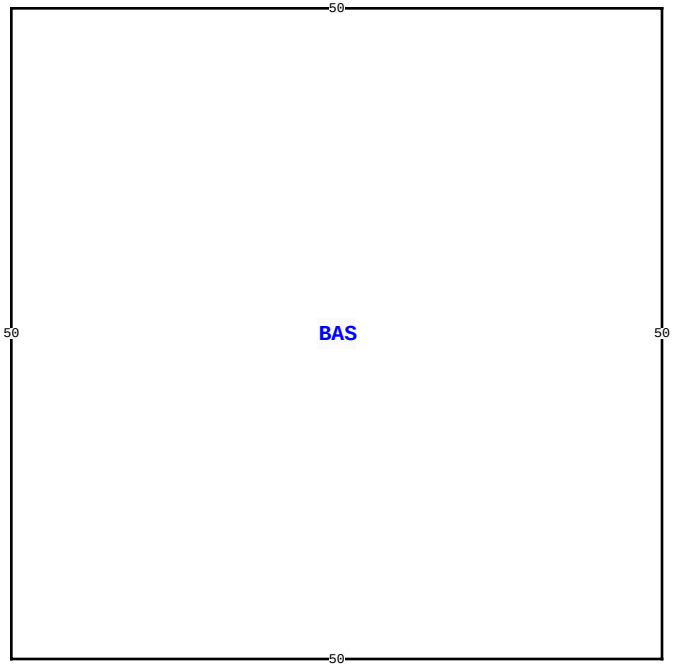
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	27	PREFIN MTL 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
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	2,500	100		2,500	21,550
TOTALS	2,500			2,500	21,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	04	2,500	46.5812	17.24	43,100	1980	1980	0	0	0	50.00	50.00

2 AIR HANGAR 0% - 0 Heated Area: 2500 HX Base Yr



BLD DATE	06/06/2006 CP	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

196 SE AIRPORT GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 2 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,651,258
TOTAL MARKET OB/XF VALUE		528,484
TOTAL LAND VALUE - MARKET		3,094,560
TOTAL MARKET VALUE		6,274,302
SOH/AGL Deduction		0
ASSESSED VALUE		6,274,302
TOTAL EXEMPTION VALUE	04	6,274,302
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,274,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,329,257

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= W50 S50 E50 N50$.

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	0260	PAVEMENT-A	0	0	0	0	47,980.00	UT	1.60	1.60	100	2019	2019	3	100	76,768	

LAND DESCRIPTION

TOTAL OB/XF 76,768

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 03/22/2023 BY CP Total Acres: 773.64 Total Land Value: 3,094,560 Market: 0 Agricultural: 0 Common: 3,094,560 PRINTED 06/19/2026 BY SYS

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205 N MARION AVE
LAKE CITY, FL 32055

2026

35-3S-17-07322-000

BUILDING CHARACTERISTICS

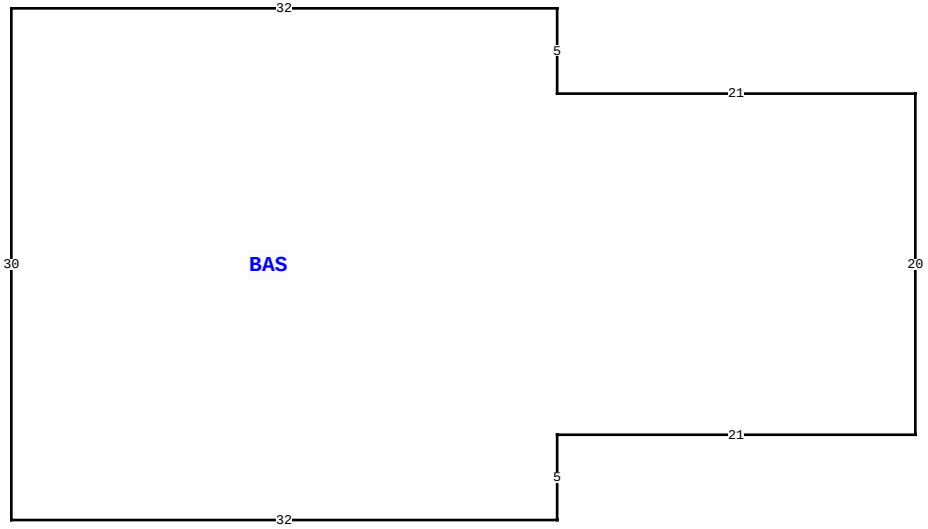
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
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	1,380	100		1,380	19,527
TOTALS	1,380			1,380	19,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	04	1,380	74.4841	28.30	39,054	1988	1988	0	0	0	50.00	50.00

10 WAREH STOR 0% - 0 Heated Area: 1380 HX Base Yr



196 SE AIRPORT GLN, LAKE CITY

BLD DATE	06/06/2006 CP	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 3 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,651,258
TOTAL MARKET OB/XF VALUE		528,484
TOTAL LAND VALUE - MARKET		3,094,560
TOTAL MARKET VALUE		6,274,302
SOH/AGL Deduction		0
ASSESSED VALUE		6,274,302
TOTAL EXEMPTION VALUE	04	6,274,302
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,274,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,329,257

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= W21 N5 W32 S30 E32 N5 E21 N20$.

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 03/22/2023 BY CP Total Acres: 773.64 Total Land Value: 3,094,560 Market: 0 Agricultural: 0 Common: 3,094,560 PRINTED 06/19/2026 BY SYS

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CITY OF LAKE CITY
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LAKE CITY, FL 32055

2026

35-3S-17-07322-000

BUILDING CHARACTERISTICS

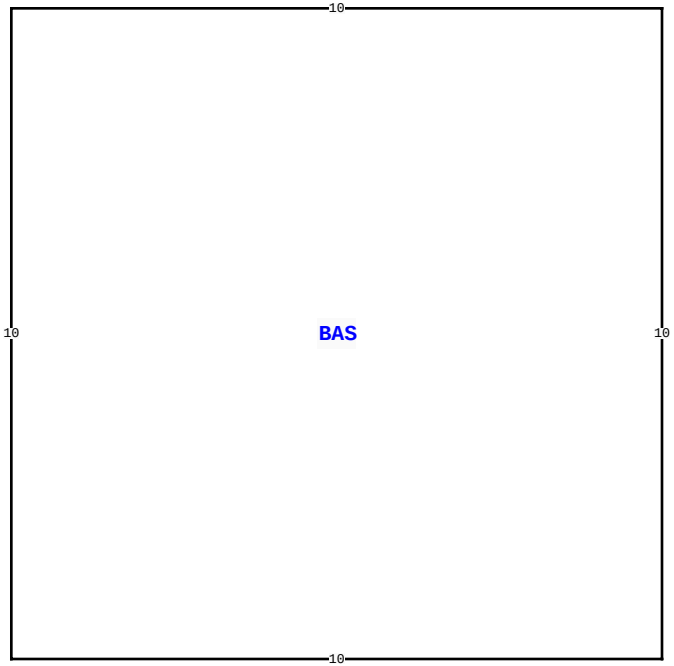
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
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	100	100		100	882
TOTALS	100			100	882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	100	47.6700	17.64	1,764	1988	1988	0	0	0	50.00	50.00

11 C B MISC 0% - 0 Heated Area: 100 HX Base Yr



BLD DATE	06/06/2006	CP	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

196 SE AIRPORT GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 4 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,651,258
TOTAL MARKET OB/XF VALUE		528,484
TOTAL LAND VALUE - MARKET		3,094,560
TOTAL MARKET VALUE		6,274,302
SOH/AGL Deduction		0
ASSESSED VALUE		6,274,302
TOTAL EXEMPTION VALUE	04	6,274,302
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,274,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,329,257

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= W10 S10 E10 N10$.

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

REVIEW DATE 03/22/2023 BY CP Total Acres: 773.64 Total Land Value: 3,094,560 Market: 0 Agricultural: 0 Common: 3,094,560 PRINTED 06/19/2026 BY SYS

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2026

35-3S-17-07322-000

BUILDING CHARACTERISTICS

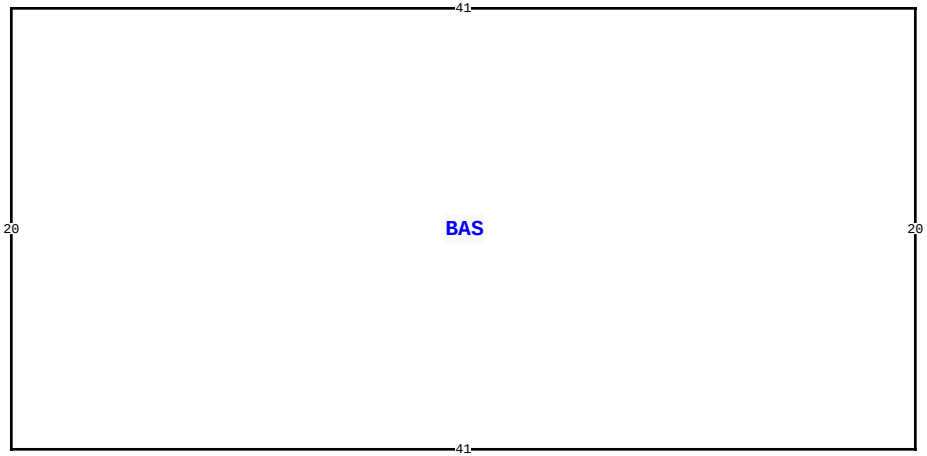
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	07	CONC TILE 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8900	MUNICIPAL IMP-EX
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	820	100		820	20,777
TOTALS	820			820	20,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	04	820	70.5600	40.22	32,980	1998	1998	0	0	0	37.00	63.00

12 EXCEP STOR 0% - 0 Heated Area: 820 HX Base Yr



196 SE AIRPORT GLN, LAKE CITY

BLD DATE	06/06/2006 CP	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 5 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,651,258
TOTAL MARKET OB/XF VALUE		528,484
TOTAL LAND VALUE - MARKET		3,094,560
TOTAL MARKET VALUE		6,274,302
SOH/AGL Deduction		0
ASSESSED VALUE		6,274,302
TOTAL EXEMPTION VALUE	04	6,274,302
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,274,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,329,257

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= W41 S20 E41 N20$.

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 03/22/2023 BY CP Total Acres: 773.64 Total Land Value: 3,094,560 Market: 0 Agricultural: 0 Common: 3,094,560 PRINTED 06/19/2026 BY SYS

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2026

35-3S-17-07322-000

BUILDING CHARACTERISTICS

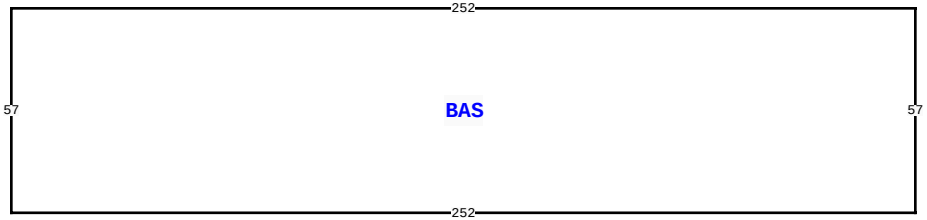
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
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	14,364	100		14,364	454,030
TOTALS	14,364			14,364	454,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	14,364	123.8016	45.81	658,015	2001	2001	0	0	0	31.00	69.00

13 AIR HANGAR 0% - 0 Heated Area: 14364 HX Base Yr



196 SE AIRPORT GLN, LAKE CITY

BLD DATE	06/06/2006 CP	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,651,258
TOTAL MARKET OB/XF VALUE		528,484
TOTAL LAND VALUE - MARKET		3,094,560
TOTAL MARKET VALUE		6,274,302
SOH/AGL Deduction		0
ASSESSED VALUE		6,274,302
TOTAL EXEMPTION VALUE	04	6,274,302
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,274,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,329,257

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= W252 S57 E252 N57$.

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

REVIEW DATE 03/22/2023 BY CP Total Acres: 773.64 Total Land Value: 3,094,560 Market: 0 Agricultural: 0 Common: 3,094,560 PRINTED 06/19/2026 BY SYS

ALL CITY OWNED LAND LYING S OF U
OF LULU RD & W OF LAKE CITY JUNI
BY-PASS ROAD & N OF SR 100 BEING

CITY OF LAKE CITY
205 N MARION AVE
LAKE CITY, FL 32055

2026

35-3S-17-07322-000

BUILDING CHARACTERISTICS

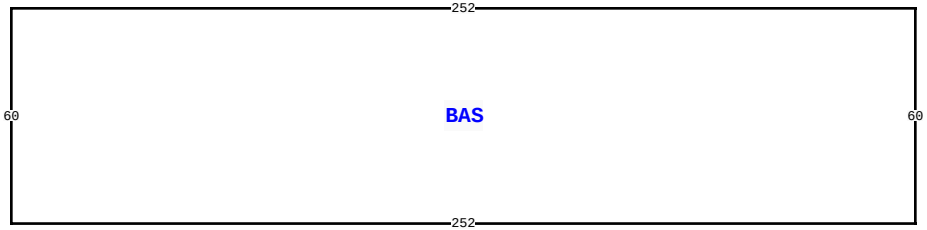
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
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	15,120	100		15,120	594,492
TOTALS	15,120			15,120	594,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	15,120	134.5152	49.77	752,522	2006	2006	0	0	0	21.00	79.00

14 AIR HANGAR 0% - 0 Heated Area: 15120 HX Base Yr



196 SE AIRPORT GLN, LAKE CITY

BLD DATE	06/06/2006 CP	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 7 of 9 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,651,258
TOTAL MARKET OB/XF VALUE		528,484
TOTAL LAND VALUE - MARKET		3,094,560
TOTAL MARKET VALUE		6,274,302
SOH/AGL Deduction		0
ASSESSED VALUE		6,274,302
TOTAL EXEMPTION VALUE	04	6,274,302
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,274,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,329,257

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= W252 S60 E252 N60$.

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

REVIEW DATE 03/22/2023 BY CP Total Acres: 773.64 Total Land Value: 3,094,560 Market: 0 Agricultural: 0 Common: 3,094,560 PRINTED 06/19/2026 BY SYS

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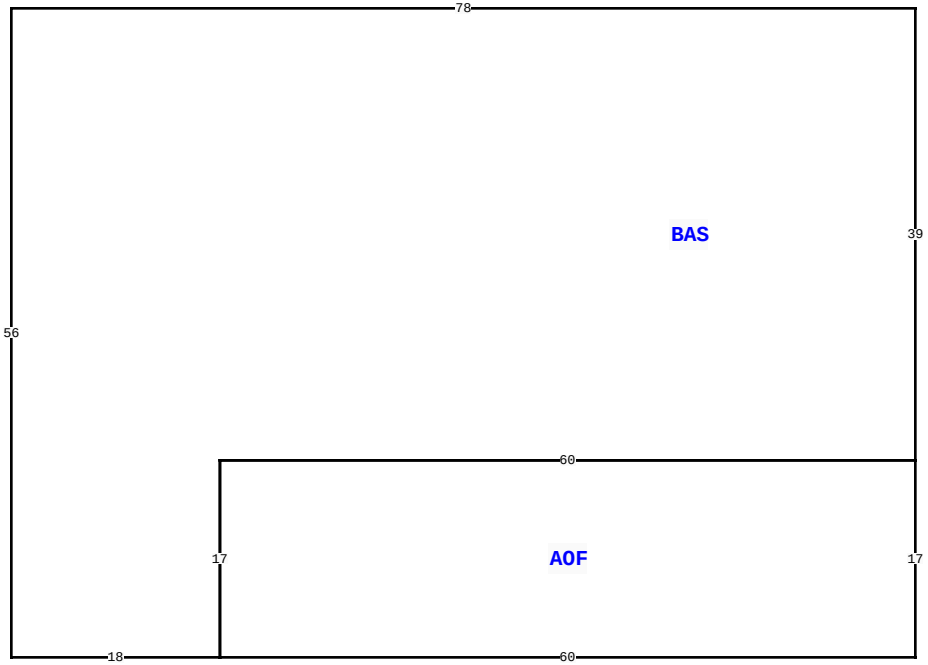
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		20 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
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
AOF	1,020	150		1,530	81,592
BAS	3,348	100		3,348	178,542
TOTALS	4,368			4,878	260,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	4,878	150.1431	55.55	270,973	2019	2019	0	0	0	4.00	96.00

15 AIR HANGAR 0% - 0 Heated Area: 4368 HX Base Yr



196 SE AIRPORT GLN, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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TOTAL JUST VALUE		6,274,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,329,257

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= W78 S56 E18 AOF= E60 N17 W60 S17$ N17 E60 N39$.

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

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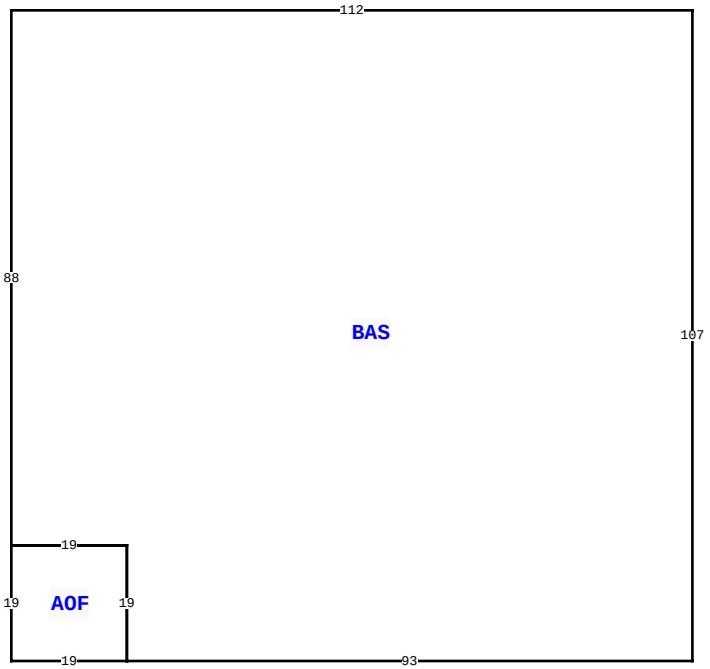
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		30 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	361	150		542	32,988
BAS	11,623	100		11,623	707,422
TOTALS	11,984			12,165	740,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	12,165	171.3408	63.40	771,261	2019	2019	0	0	0	4.00	96.00

16 AIR HANGAR 0% - 0 Heated Area: 11984 HX Base Yr



196 SE AIRPORT GLN, LAKE CITY

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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= W112 S88 AOF= S19 E19 N19 W19$ E19 S19 E93 N107$.

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

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REVIEW DATE 03/22/2023 BY CP Total Acres: 773.64 Total Land Value: 3,094,560 Market: 0 Agricultural: 0 Common: 3,094,560 PRINTED 06/19/2026 BY SYS