COMM INTERS W LINE OF SEC & N R/
E 250 FT FOR POB, CONT E 150 FT,
FT, S 300 FT TO POB.

LOAN T & ANNA P FOUNDATION TRUST DATED JANUARY 27,
2206 THOMASVILLE RD
TALLAHASSEE, FL 32308

2027

36-3S-17-07463-006

BUILDING CHARACTERISTICS

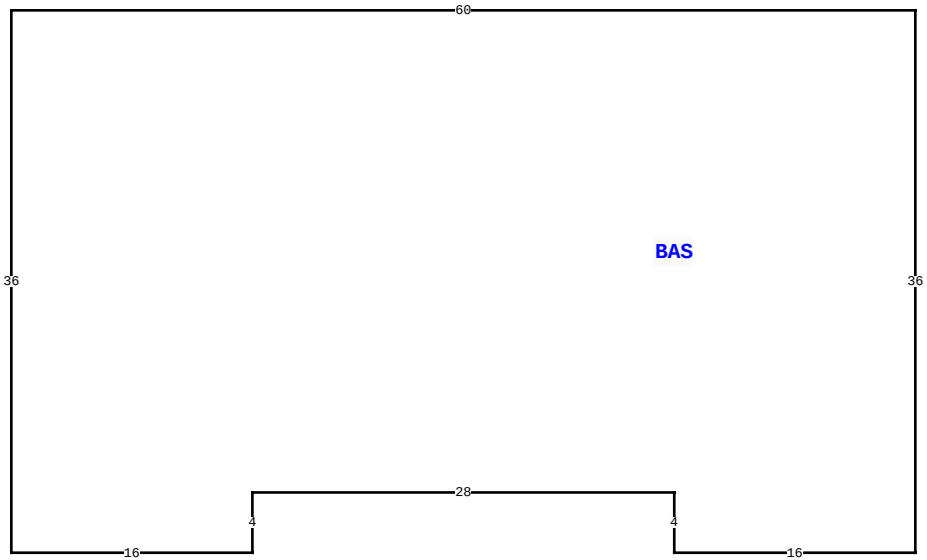
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100		2,048	73,165
TOTALS	2,048			2,048	73,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,048	96.5580	71.45	146,330	1972	1972	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2022 Heated Area: 2048 HX Base Yr



3903 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	3,000.00	3,000.00	50	0	0	3	50	1,500	
2	0150	CLFENCE 8	0	0	0	0	640.00	UT	7.50	7.50	50	0	0	3	50	2,400	
3	0030	BARN,MT	0	0	24	28	672.00	UT	8.25	8.25	100	2008	2008	3	100	5,544	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	73,165
TOTAL MARKET OB/XF VALUE	10,644
TOTAL LAND VALUE - MARKET	27,810
TOTAL MARKET VALUE	111,619
SOH/AGL Deduction	0
ASSESSED VALUE	111,619
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,619
TOTAL JUST VALUE	111,619
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	111,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/1161	1/03/2023	QC	U	I	11	100
GRANTOR: LOAN T & ANNA P FOUND						
GRANTEE: LOAN T & ANNA P FOU						
1448/2715	9/23/2021	QC	U	I	11	100
GRANTOR: NGUYEN LOAN T						
GRANTEE: LOAN T & ANNA P FOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S36 E16 N4 E28 S4 E16 N36$.

LAND DESCRIPTION

TOTAL OB/XF 10,644

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	1700	C	1STORY OFF	0			0.00	0.00	1.03	AC		1.00	1.00	1.00	27,000.00	27,000.00	27,810							

REVIEW DATE 03/16/2020 BY CP Total Acres: 1.03 Total Land Value: 27,810 Market: 0 Agricultural: 0 Common: 27,810 PRINTED 11/16/2026 BY SYS