

OFFER SHEET – MILLENNIUM BANK COMPLEX



- Property Type:** Bank Branches and Vacant Commercial Lots
- Location:** The 300 Block of Northwest Main Boulevard, 173 Northwest Hillsboro Street, and 129 Northwest Hillsboro Street in downtown Lake City.
- Status:** Available For Sale (Confidential Offering)
- Offer Price:** Primary bank branch and vacant lot on Northwest Main Boulevard is available for \$1,100,000; Secondary branch site is available for \$225,000. Bulk purchase offer of \$1,200,000.
- Terms:** Fee Simple Purchase
- Current Owner:** Millennium Bank - 173 NW Hillsboro Street, Lake City, FL 32055
- Brokerage Contact:** Chase Moses with Hunt & Moses Realty, 184 N Marion Avenue, Lake City, Florida (386) 365-2908
- Parcel ID's:** 11957-000, 11983-000, and 11987-000
- Access:** The property contains frontage on Northwest Main Boulevard, Northwest Hillsboro Street, Northwest Columbia Avenue, Northwest Franklin Street, and Northwest Alachua Avenue. Additional frontage on North Marion Avenue but no curb cut for access from the road.
- Site Size:** *Parcel 11957-000* is a 0.699-acre vacant site fronting US Highway 41/Northwest Main Boulevard.
Parcel 11983-000 is a 1.012-acre primary improved site.

Parcel 11987-000 is a 0.853-acre partially improved site. Potential to vacate Northwest Alachua Street and/or Northwest Columbia Avenue and create up to a 2.95-acre contiguous parcel.

**Site Source: Columbia County Property Appraiser's Office*

Improvements:

173 Northwest Hillsboro Street - Primary branch office was built in 1977 and contains 7,772 enclosed square feet - 5,762 square feet of finished office area on the first floor and 2,010 square feet of limited occupancy/conditioned storage on the second floor. The building was extensively remodeled in 2007 and a secondary minor renovation was conducted 2014. The roof was replaced approximately 10 to 12 years ago and is a 20-to-25-year roof system. Concrete block and masonry construction with fixed thermal glass windows on a concrete slab with three drive-thru teller lanes. Interior finishes include painted drywall, glass partitions, solid core doors, textured acoustical tile ceilings, drop-in and recessed lighting, ceramic tile, and carpet flooring. Finished spaces include three interior walk-up teller/customer service stations, waiting room, conference room, executive/private offices and open work areas, men's and women's restrooms, and breakroom. Other features include being network ready, a night depository, two walk-in vaults, security monitoring, and interior access control doors.

129 Northwest Hillsboro Street – Secondary branch office/operations center was built in 1930 and contains 3,220 enclosed square feet – 2,590 square feet of finished office area on the first floor and 630 square feet of limited occupancy/conditioned storage on the second floor. The building was extensively remodeled in the 1990's and partially renovated again in the early 2000's. Load bearing brick/masonry construction with fixed thermal glass windows on a concrete slab. Interior finishes include painted drywall, solid core doors, painted drywall and painted decorative tin ceiling tiles, suspended chandelier lighting, carpet flooring with ceramic tiles in the bathroom. First floor finished space includes a large private office area with secondary office room, two walk-in vaults, restroom, and a large open work area suitable for continued office use or conversion to meeting space/convention room, retail, or a multitude of uses. Ceiling height of 17 feet with a 15-foot clear span. Other features include Generac generator, network ready, floor-mounted electrical receptacles, security monitoring system, and detached 1,165 square foot storage building.

**Building Age and Size Source: Columbia County Property Appraiser's Office*

Furnishings:

Fully furnished primary branch containing executive style desks and returns, hutch/credenzas, file cabinets, chairs, couches, and cubicle partitions.

Secondary branch facility contains an executive style desk in the private office and cubicle partitions in the open work areas.

Parking: 84+ asphalt parking spaces - 49 marked spaces located on the primary branch site; 24 on the vacant parcel with substantial room to expand parking or construct additional buildings; 11 marked and 8 to 10 unmarked on the secondary branch site with a half city block of undeveloped area available to expand parking or construct additional buildings.

Zoning: Commercial – Central Business District

Utilities: Florida Power & Light for Electric; City of Lake City for Water, Sewer, and Gas; AT&T and Comcast for Communications.



NORTH (REAR) AND SOUTH BUILDING ELEVATIONS WITH DRIVE-THRU AT 173 NORTHWEST HILLSBORO STREET



VIEW FROM NORTHWEST MAIN BOULEVARD LOOKING EAST ACROSS VACANT LOT



TELLER LINE IN LOBBY/ENTRANCE



FINISHED AND OPEN OFFICE AREA IN LOBBY



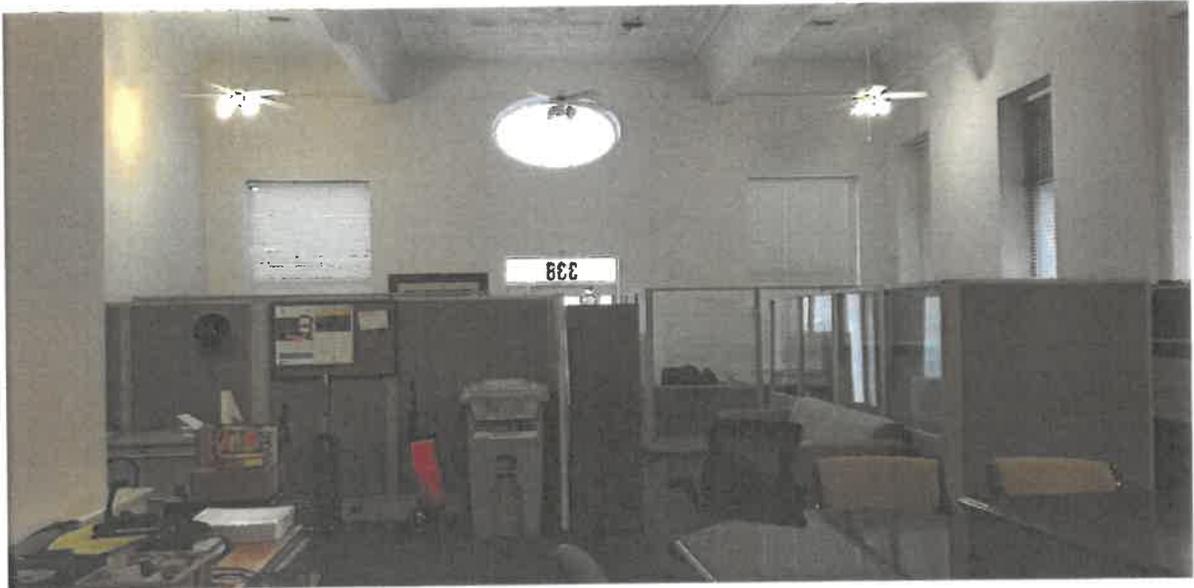
PRIVATE WORK AREA WITH FINISHED AND OPEN OFFICES



WORK AREA IN REAR OF BUILDING



EAST (FRONT) AND SOUTH BUILDING ELEVATIONS OF 129 NORTHWEST HILLSBORO STREET



INTERIOR VIEW



VIEW OF 129 NORTHWEST HILLSBORO STREET PARCEL AND STORAGE BUILDING

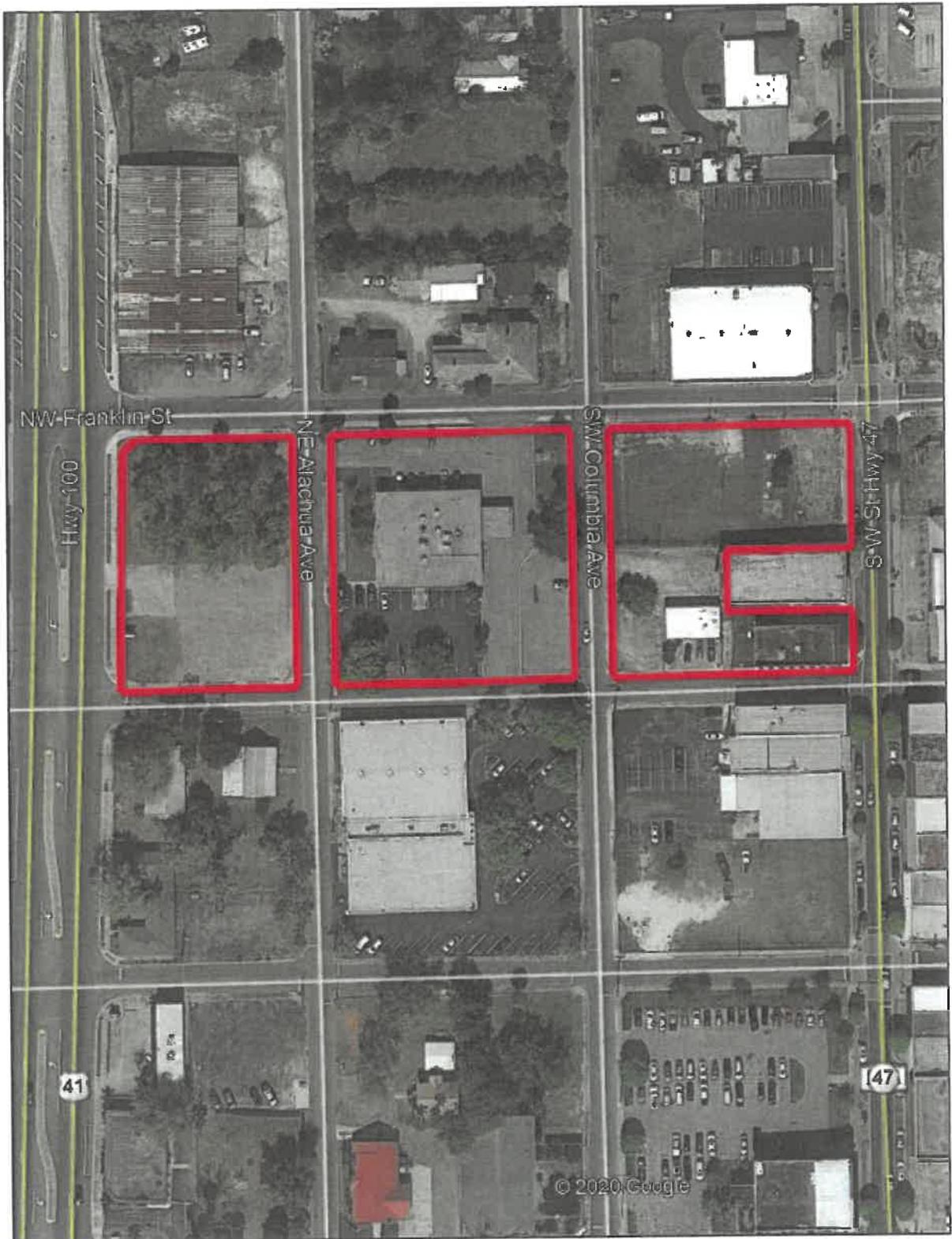


VACANT LOT ON NORTH SIDE OF 129 NORTHWEST HILLSBORO STREET PARCEL

DOWNTOWN PROXIMITY/LOCATION MAP



AERIAL MAP



Columbia County Property Appraiser
Jeff Hampton

2021 Working Values
updated: 12/9/2020

Parcel: **00-00-00-11967-000**

Aerial Viewer Pictometry Google Maps

Owner & Property Info			
Owner	COLUMBIA COUNTY BANK P O BOX 1809 LAKE CITY, FL 32058		
Site			
Description*	N DIV: ALL BLOCK 62 EX RD RW.		
Area	0.699 AC	S/T/R	29-3S-17
Use Code**	MISC COMME (001001)	Tax District	101
<small>*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.</small>			



Property & Assessment Values			
2020 Certified Values		2021 Working Values	
Mkt Land (%)	\$137,025	Mkt Land (1)	\$137,025
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (1)	\$12,247	XFOB (1)	\$12,247
Just	\$149,272	Just	\$149,272
Class	\$0	Class	\$0
Appraised	\$149,272	Appraised	\$149,272
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$149,272	Assessed	\$149,272
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$149,272 city:\$149,272 other:\$149,272 school:\$149,272	Total Taxable	county:\$149,272 city:\$149,272 other:\$149,272 school:\$149,272

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/1/1998	\$35,000	593/0041	WD	V	U	01

Building Characteristics						
Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

Extra Features & Out Buildings (Codes)						
Code	Desc	Year Blt	Value	Units	Dim	Condition (% Good)
0260	PAVEMENT-A	2003	\$12,247.00	11134.000	0 x 0 x 0	(100.00)

Land Breakdown						
Land Code	Desc	Units	Adjustments	Eff Rate	Land Value	
001001	MISC COMME (MKT)	30,450.000 SF - (0.699 AC)	1.00/1.00 1.00/1.00	\$5	\$137,025	

Columbia County Property Appraiser

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2021 Working Values

updated: 12/8/2020

Parcel: **00-00-00-11983-000**

Aerial Views Pictometry Google Maps

Owner & Property Info

Owner	COLUMBIA COUNTY BANK P O BOX 1809 LAKE CITY, FL 32056		
Site	173 HILLSBORD ST, LAKE CITY		
Description*	N DIV: ALL BLOCK 71. ORB 342-381.		
Area	1.012 AC	S/T/R	29-3S-17
Use Code**	FINANCIAL (002300)	Tax District	101

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2019 2016 2013 2010 2007 2005 Sales



Property & Assessment Values

2020 Certified Values		2021 Working Values	
Mkt Land (1)	\$165,375	Mkt Land (1)	\$165,375
Ag Land (2)	\$0	Ag Land (2)	\$0
Building (1)	\$457,936	Building (1)	\$457,936
XFOB (4)	\$37,500	XFOB (4)	\$37,500
Just	\$660,811	Just	\$660,811
Class	\$0	Class	\$0
Appraised	\$660,811	Appraised	\$660,811
SOH Cap [7]	\$0	SOH Cap [7]	\$0
Assessed	\$660,811	Assessed	\$660,811
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$660,811 city:\$660,811 other:\$660,811 school:\$660,811	Total Taxable	county:\$660,811 city:\$660,811 other:\$660,811 school:\$660,811

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	1	BANK (006200)	1977	7772	9844	\$457,936

*Bldg Desc determinations are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0166	CONC.PAVMT	1977	\$2,500.00	1.000	0 x 0 x 0	(000.00)
0260	PAVEMENT-A	0	\$10,000.00	1.000	0 x 0 x 0	(000.00)
0332	VAULT DOOR	0	\$15,000.00	1.000	0 x 0 x 0	(000.00)
0168	PNEUMATIC	0	\$10,000.00	2.000	0 x 0 x 0	(000.00)

Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
002300	FINANCIAL (MKT)	44,100.000 SF - (1.012 AC)	1.00/1.00 1.00/1.00	\$4	\$165,375

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2021 Working Values

updated: 12/8/2020

Parcel: 00-00-00-11987-000

Aerial Viewer Pictometry Google Maps

2019 2016 2013 2010 2007 2005 Sales

Owner & Property Info			
Owner	COLUMBIA COUNTY BANK P O BOX 1606 LAKE CITY, FL 32056		
Site	129 HILLSBORD ST, LAKE CITY		
Description*	N DIV: ALL BLOCK 72, EX COMM SE COR OF SAID BLOCK, RUN W 8.10 FT TO W R/W MARION ST, RUN N 53 FT FOR POB, RUN W 109.77 FT, N 53.5 FT, E 109.77 FT, S 52 FT TO POB. ORS 282-379, 522-779, 522-780, 584-407, 575-424, 740-1921, 763-770, 785-1697, 824-248, 828-30...more>>>		
Area	0.853 AC	E/T/R	28-3S-17
Use Code**	OFFICE BUI (001700)	Tax District	101

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Property & Assessment Values			
2020 Certified Values		2021 Working Values	
Mkt Land (1)	\$111,600	Mkt Land (1)	\$111,600
Ag Land (2)	\$0	Ag Land (2)	\$0
Building (4)	\$95,299	Building (2)	\$95,299
XFOB (7)	\$5,320	XFOB (7)	\$5,320
Just	\$212,219	Just	\$212,219
Class	\$0	Class	\$0
Appraised	\$212,219	Appraised	\$212,219
SOH Cap (7)	\$0	SOH Cap (7)	\$0
Assessed	\$212,219	Assessed	\$212,219
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$212,219 city:\$212,219 other:\$212,219 school:\$212,219	Total Taxable	county:\$212,219 city:\$212,219 other:\$212,219 school:\$212,219

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	VI	Qualification (Codes)	RCode
NONE						

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Bilt	Base SF	Actual SF	Bldg Value
	1	EXCEP STOR (007800)	1980	1165	1219	\$13,389
	2	OFFICE LOW (004900)	1990	3220	3400	\$81,910

*Bldg Desc: determinations are used by the Property Appraiser's office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings (Codes)

Code	Desc	Year Bilt	Value	Units	Dim	Condition (% Good)
0280	PAVEMENT-A	1993	\$1,500.00	1.000	0 x 0 x 0	(000.00)
0186	CONC,PAVMT	1993	\$500.00	1.000	0 x 0 x 0	(000.00)
0280	PAVEMENT-A	1993	\$200.00	1.000	0 x 0 x 0	(000.00)
0253	LIGHTING	0	\$900.00	3.000	0 x 0 x 0	(000.00)

2/4/2021

Columbia County Property Appraiser

0140	CLFENCE 6	1987	\$1,204.00	344.000	0 x 0 x 0	(000.00)
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▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
001700	1STORY OFF (MKT)	37,200.000 SF - (0.853 AC)	1.00/1.00 0.75/1.00	\$3	\$111,800

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