S DIV: LOT 7 BLOCK E CHALKERS S/
485-712, 816-1960, WD 1491-1136

CAMP STREET LLC
1740 US HIGHWAY 90 W
LAKE CITY, FL 32055

2025

00-00-00-13800-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

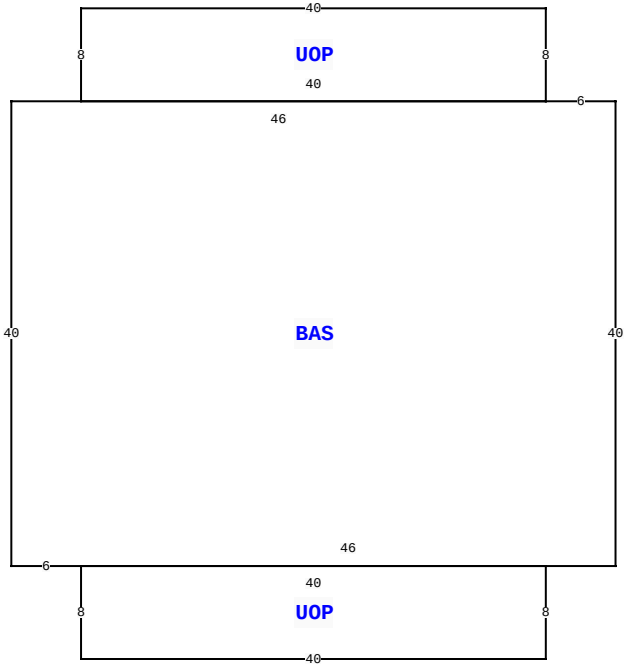
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	112,865
UOP	320	20	64	3,473
UOP	320	20	64	3,473
TOTALS	2,720		2,208	119,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	2,208	111.3000	83.48	184,324	1955	1995	0	0	0	35.00	65.00

1 TRI/QUAD - 0% - 2024 Heated Area: 2080 HX Base Yr



247 SE BROWN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	119,811
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	9,600
TOTAL MARKET VALUE	129,711
SOH/AGL Deduction	0
ASSESSED VALUE	129,711
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,711
TOTAL JUST VALUE	129,711
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0003	REMODEL	0	01/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/2016	9/26/2023	QC	U	I	11	100
GRANTOR: UNITETIS BARRY						
GRANTEE: UNIETIS HAZEL A FAM						
1499/2017	9/15/2023	QC	U	I	11	100
GRANTOR: UNIETIS KEITH						
GRANTEE: UNIETIS HAZEL A FAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N8 W40 S8 E40$ W46 S40 E6 UOP= S8 E40 N8 W40$ E46 N40$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0300	C	MULTI-FAM	0		RSF-2	0.00	0.00	9,600.00	SF		1.00	1.00	1.00	1.00	1.00	9,600							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.22 Total Land Value: 9,600 Market: 0 Agricultural: 0 Common: 9,600 PRINTED 12/31/2024 BY SYS