NW DIV: E 51.85 FT OF BLOCK
18 EXCEPT THE N 84.39 FT.
AKA PARCEL 8, TAX DEED 1276-

PARK PLACE INVESTMENTS LLC
P O BOX 15505
FERNANDINA BEACH, FL 32035

**2026**

**00-00-00-11257-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

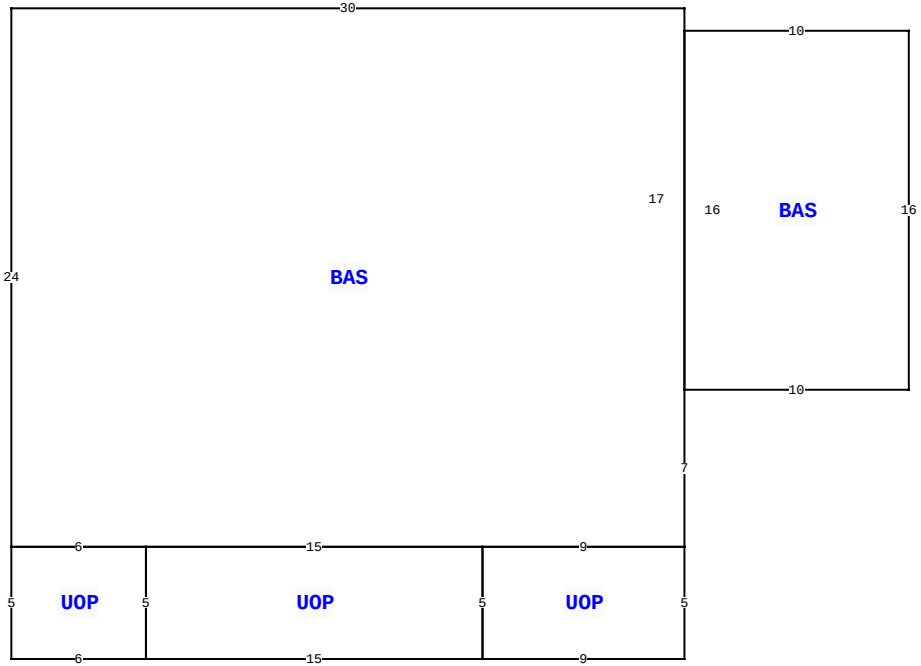
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 820317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 160 | 100 | | 160 | 4,428 |
| BAS | 720 | 100 | | 720 | 19,927 |
| UOP | 30 | 20 | | 6 | 166 |
| UOP | 45 | 20 | | 9 | 249 |
| UOP | 75 | 20 | | 15 | 415 |
| TOTALS | 1,030 | | | 910 | 25,185 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 910 | 44.9280 | 50.32 | 45,791 | 1920 | 1920 | 10 | 0 | 0 | 35.00 | 55.00 |

1 SINGLE FAM 0% - 0 Heated Area: 880 HX Base Yr




620 NW FLORIDA AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 25,185 |
| TOTAL MARKET OB/XF VALUE | 300 |
| TOTAL LAND VALUE - MARKET | 2,466 |
| TOTAL MARKET VALUE | 27,951 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 27,951 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 27,951 |
| TOTAL JUST VALUE | 27,951 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 27,951 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045749 | Roof Replacement | 11,000 | 10/24/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1372/2512 | 11/19/2018 | TD | U | I | 18 | 5,700 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: PARK PLACE INVESTME | | | | | | |
| 1290/2161 | 3/08/2015 | QC | U | I | 11 | 100 |
| GRANTOR: TC TAMPA 1 LLC | | | | | | |
| GRANTEE: DUSTIN SUTTON | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W30 S24 UOP= S5 E6 N5 W6$ E6 UOP= S5 E15 N5 W15$ E15
UOP= S5 E9 N5 W9$ E9 N7 BAS= E10 N16 W10 S16$ N17$.

### 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 | 1993 | 1993 | 3 | 100 | 200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |

### 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 | 0100 | C | SFR | 0 | | | 0.00 | 0.00 | 4,931.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 2,466 | | | | | | | |

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.11 Total Land Value: 2,466 Market: 0 Agricultural: 0 Common: 2,466 PRINTED 10/06/2025 BY SYS