NW DIV LOTS 1, 2, 3, 4, 12 & 13
THOMPSON S/D & THAT PART OF AN U
ALLEY IN ORD 2020-2144.

JAX FARM N HOME SUPPLY LLC
11303 DEERWOOD CIR
MACCLENNY, FL 32063

2025

00-00-00-11604-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

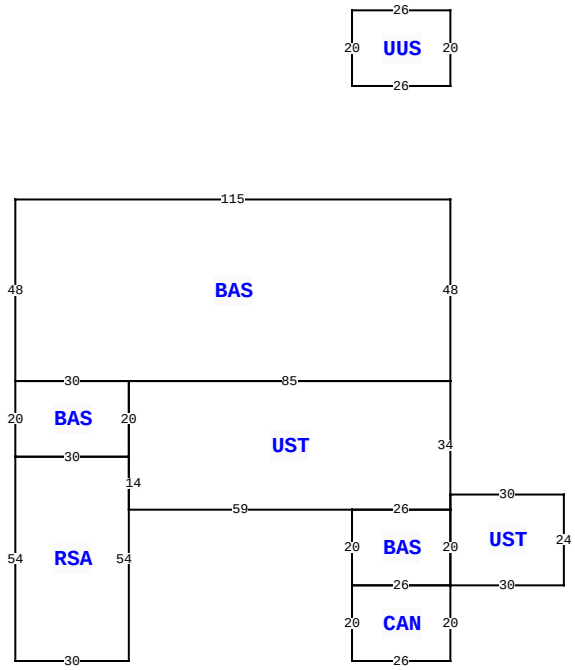
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2100	RESTAURANT/CAFE
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	520	100		520	8,172
BAS	600	100		600	9,430
BAS	5,520	100		5,520	86,752
CAN	520	30		156	2,452
RSA	1,620	150		2,430	38,190
UST	720	50		360	5,658
UST	2,890	50		1,445	22,710
UUS	520	50		260	4,086
TOTALS	12,910			11,291	177,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6500	06	11,291	87.3180	39.29	443,623	1951	1951	0	0	10	50.00	40.00

1 SERVGARAGE – 0% - 2021 Heated Area: 8260 HX Base Yr



1100 N MARION AVE, 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	177,449
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	218,449
SOH/AGL Deduction	0
ASSESSED VALUE	218,449
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,449
TOTAL JUST VALUE	218,449
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3633	ADDN COMM	50	03/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/86	6/03/2025	WD	Q	I	05	385,000
GRANTOR: CHRISTIE CONNIE						
GRANTEE: JAX FARM N HOME SUP						
1416/0541	7/27/2020	QC	U	I	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: CONNIE CHRISTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W115 S48 BAS= S20 E30 N20 W30$ E30 UST= S20 RSA= W30 S54 E30 N54$ S14 E59 BAS= S20 CAN= S20 E26 N20 W26$ E26 N20 W26$ E26 UST= S20 E30 N24 W30 S4$ N34 W85$ E85 N48$ PTR= N30 UUS= N20 W26 S20 E26$ S30$.

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	0020	BARN,FR	0	0	24	40	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	2100	C	RESTAURANT	0		CG	140.00	220.00	30,800.00	SF		1.00	1.00	1.25	1.00	1.25	38,500							

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.71 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 07/07/2025 BY SYS