N DIV: ALL BLOCK 63 EX RD & THE OF BLOCK 64.

CHOI KICHUL
173 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-11960-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

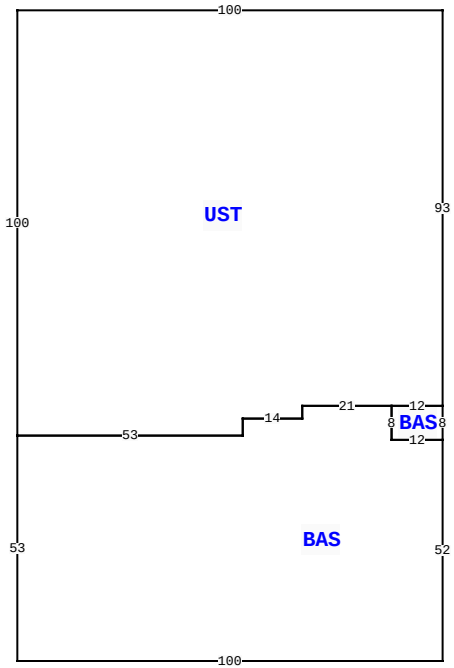
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	2,111
BAS	5,491	100		5,491	120,747
UST	9,713	40		3,885	85,431
TOTALS	15,300			9,472	208,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	9,472	81.4420	36.65	347,149	1969	1969	0	0	0	40.00	60.00

1 PREF M B R 0% - 2024 Heated Area: 5587 HX Base Yr



211 NW FRANKLIN ST, 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	208,289
TOTAL MARKET OB/XF VALUE	10,993
TOTAL LAND VALUE - MARKET	176,175
TOTAL MARKET VALUE	395,457
SOH/AGL Deduction	0
ASSESSED VALUE	395,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,457
TOTAL JUST VALUE	395,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3618	REMODEL	75	02/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/2581	12/29/2023	QC	U	I	11	100
GRANTOR: BAYA BEAUTY INC						
GRANTEE: CHOI KICHUL						
1201/0289	9/08/2010	WD	U	I	40	550,000
GRANTOR: DELTA MILLS INC						
GRANTEE: BAYA BEAUTY INC						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W100 S100 BAS= S53 E100 N52W12 N8 W21 S3 W14 S4 W53$ E53 N4 E14 N3 E21 BAS= S8 E12 N8 W 12$ E12 N93$.

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	7,800.00	UT	1.50	1.50	50	2006	2006	3	50	5,850	
2	0140	CLFENCE 6	0	0	0	0	290.00	UT	8.00	8.00	75	2006	2006	3	75	1,740	
3	0166	CONC,PAVMT	0	0	0	0	2,722.00	UT	2.50	2.50	50	2006	2006	3	50	3,403	

LAND DESCRIPTION

TOTAL OB/XF 10,993

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	1100	C	STORE 1FLR	0		*C-CBD	130.00	290.00	39,150.00	SF		1.00	1.00	1.00	4.50	4.50	176,175							

REVIEW DATE 04/28/2016 BY ME Total Acres: 0.90 Total Land Value: 176,175 Market: 0 Agricultural: 0 Common: 176,175 PRINTED 11/17/2025 BY SYS