N DIV: COMM SW COR BLOCK 73, RUN
FT FOR POB, CONT N 82.63 FT, E 1
N 67.83 FT, E 95.88 FT TO W R/W

HISTORIC LAKE CITY AUTO INC
430 N MARION AVE
LAKE CITY, FL 32055

2026

00-00-00-11994-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 50
Roof Cover	12	MODULAR MT 50
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

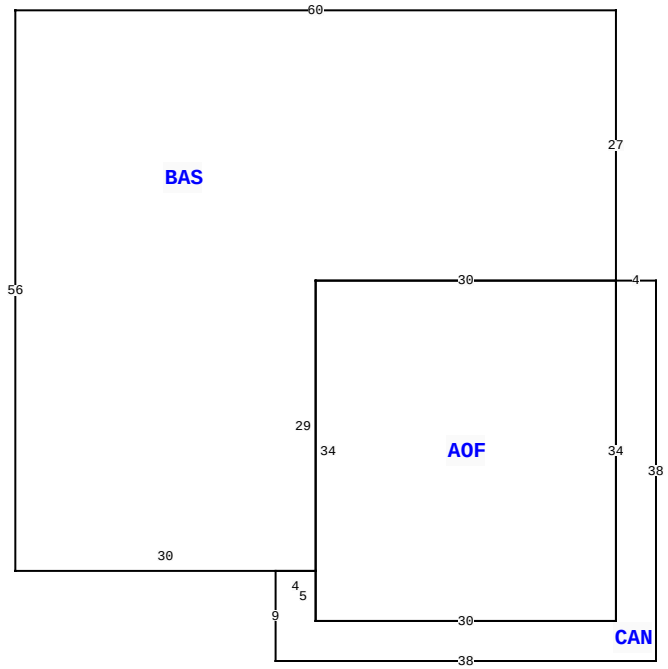
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,020	150		1,530	30,141
BAS	2,490	100		2,490	49,053
CAN	308	30		92	1,813
TOTALS	3,818			4,112	81,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	4,112	87.5500	39.40	162,013	1948	1980	0	0	0	50.00	50.00

1 SERVGARAGE 0% - 0 Heated Area: 3510 HX Base Yr



430 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	81,006
TOTAL MARKET OB/XF VALUE	21,457
TOTAL LAND VALUE - MARKET	49,005
TOTAL MARKET VALUE	151,468
SOH/AGL Deduction	0
ASSESSED VALUE	151,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,468
TOTAL JUST VALUE	151,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1454	MAINT/ALTR	75	10/14/2009
676	ADDN COMM	75	04/08/2008
3677	REMODEL	50	04/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1076/2050	3/03/2006	WD	U	I		215,000
GRANTOR: BOYD STUTTS,ROBERT CR						
GRANTEE: HISTORIC LAKE CITY						
1035/1845	1/13/2005	WD	Q	I		150,000
GRANTOR: DAVID BEEKMAN						
GRANTEE: BOYD STUTTS, ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N27 W60 S56 E30 N29 E30$AOF= S34 W30 N34 E30$ CAN= E4 S38 W38 N9 E4 S5 E30 N34$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,600	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0166	CONC,PAVMT	0	0	0	0	1,646.00	UT	1.50	1.50	100	0	0	3	100	2,469	
5	0166	CONC,PAVMT	0	0	29	33	957.00	UT	1.50	1.50	100	0	0	3	100	1,436	
6	0166	CONC,PAVMT	0	0	7	65	455.00	UT	1.50	1.50	100	0	0	3	100	683	
7	0296	SHED METAL	0	0	12	20	240.00	UT	5.00	5.00	50	2004	2004	3	50	600	
8	0140	CLFENCE 6	0	0	1	1	356.00	UT	8.00	8.00	100	2006	2006	3	100	2,848	
9	0251	LEAN TO W/	0	0	0	0	672.00	UT	5.00	5.00	100	2008	2008	3	100	3,360	
10	0260	PAVEMENT-A	0	0	0	0	1,890.00	UT	1.85	1.85	100	2008	2008	3	100	3,497	

TOTAL OB/XF 17,693

LAND DESCRIPTION

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	0000	C	VAC RES	0		*C-CBD	0.00	0.00	21,780.00	SF		1.00	1.00	1.00	2.25	2.25	49,005							

REVIEW DATE 04/15/2016 BY ME Total Acres: 0.50 Total Land Value: 49,005 Market: 0 Agricultural: 0 Common: 49,005 PRINTED 10/02/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
12	0166	CONC,PAVMT	0	0	0	0	448.00	UT	3.00	3.00	100	2008	2008	3	100	1,344	
13	0070	CARPORT UF	0	0	37	40	1,480.00	UT	1.50	1.50	100	2009	2009	3	100	2,220	

LAND DESCRIPTION

TOTAL OB/XF 3,764

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

REVIEW DATE 04/15/2016 BY ME Total Acres: 0.50 Total Land Value: 49,005 Market: 0 Agricultural: 0 Common: 49,005 PRINTED 10/02/2025 BY SYS