

KANG KONG CHU
455 N MARION AVE
LAKE CITY, FL 32055

2026

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 80

Exterior Wall31VINYL SID 20

Roof Structure01FLAT 100

Roof Cover01MINIMUM 100

Interior Wall06N/A 100

Interior Floor06VINYL ASB 50

Interior Floor14CARPET 50

Ceiling02F.NOT SUS 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Fixtures06100

Frame Story Height03MASONRY 100

RMS10100

Stories02100

Units02100

Condition Adj0202100

Quality0303

DOR CODE1100STORES/1 STORY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC830317.001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS7,3331007,333109,812

CAN503015225

CAN723022330

CAN31530941,408

TOTALS7,7707,464111,774

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACT% COND TOT ADJUNIT TYPEUNIT PRICEADJ UNIT PRICELAND VALUETOTAL OB/XF

11100CSTORE 1FLR0*C-CB05.0086.009,030.00SF1.001.001.402.253.1528,444

REVIEW DATE04/11/2016BYMETotal Acres: 0.21Total Land Value: 28,444Market: 0Agricultural: 0Common: 28,444PRINTED 11/17/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEWAYBEYBECONFNCTNORM% COND

3500047,46447.547029.95223,5471920192000050.0050.00

Heated Area: 7333HX Base Yr

BAS

CAN

CAN

CAN

451 N MARION AVE, LAKE CITY

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

TOTAL OB/XF0

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE111,774

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET28,444

TOTAL MARKET VALUE140,218

SOH/AGL Deduction0

ASSESSED VALUE140,218

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE140,218

TOTAL JUST VALUE140,218

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE140,218

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CD SALE PRICE

0906/04425/31/2000QCQI01100

GRANTOR: IN KYU YANG

GRANTEE: KONG CHU KANG

0867/062810/09/1998WDQI125,000

GRANTOR: C GRAZIANO

GRANTEE: YANG

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W105 S71 E17 CAN= E8 N9W8 S9\$ N9 E8 S9 E24 CAN= E10 N5 W10 S5\$ N5 E10 S5 E46 CAN= W105 S3 E105 N3 \$ N71\$.