N DIV: N1/2 OF BLK 94 EX BEG SW
109.95 FT FOR POB, CONT N 46.43
S 46.66 FT, W 99.90 FT TO POB. (

COLUMBIA COUNTY, FLORIDA
PO DRAWER 1529
LAKE CITY, FL 32056

2026

00-00-00-12071-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

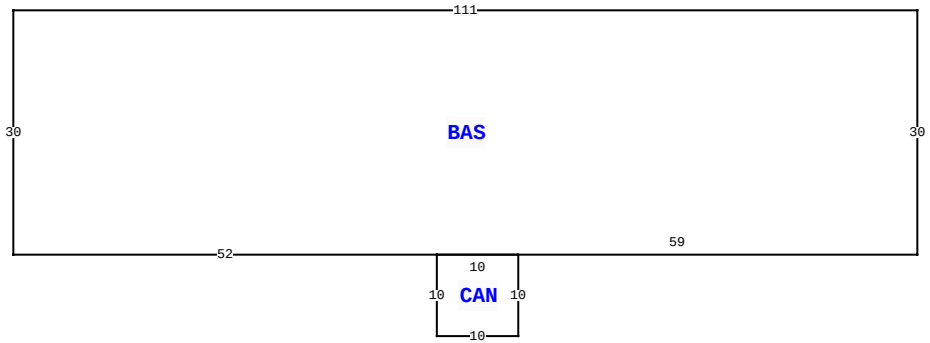
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,330	100		3,330	188,892
CAN	100	30		30	1,702
TOTALS	3,430			3,360	190,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,360	94.6400	70.03	235,301	2007	2007	0	0	0	19.00	81.00

1 OFFICE LOW 0% - 0 Heated Area: 3330 HX Base Yr



428 NE DAVIS 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		190,594
TOTAL MARKET OB/XF VALUE		8,928
TOTAL LAND VALUE - MARKET		17,160
TOTAL MARKET VALUE		216,682
SOH/AGL Deduction		0
ASSESSED VALUE		216,682
TOTAL EXEMPTION VALUE	20	216,682
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		216,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/1891	10/13/2025	WD	U	I	18	100

GRANTOR: LAKE SHORE HOSPITAL A
GRANTEE: COLUMBIA COUNTY, FL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W111 S30 E52 CAN= S10 E10 N10 W10$ E59 N30$.

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	2,976.00	UT	3.00	3.00	100	2007	2007	3	100	8,928	

LAND DESCRIPTION

TOTAL OB/XF 8,928

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	1700	C	1STORY OFF	0		00	0.00	0.00	17,160.00	SF		1.00	1.00	1.00	1.00	1.00	17,160							

REVIEW DATE 10/29/2015 BY DF Total Acres: 0.39 Total Land Value: 17,160 Market: 0 Agricultural: 0 Common: 17,160 PRINTED 11/05/2025 BY SYS