W DIV: THE W 124 FT OF BLOCK G
AS LIES S OF ORANGE ST & N OF
DUVAL ST, EX THAT PART DEEDED

HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

**2026**

**00-00-00-12327-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 12 100 |
| RMS | | 7 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |

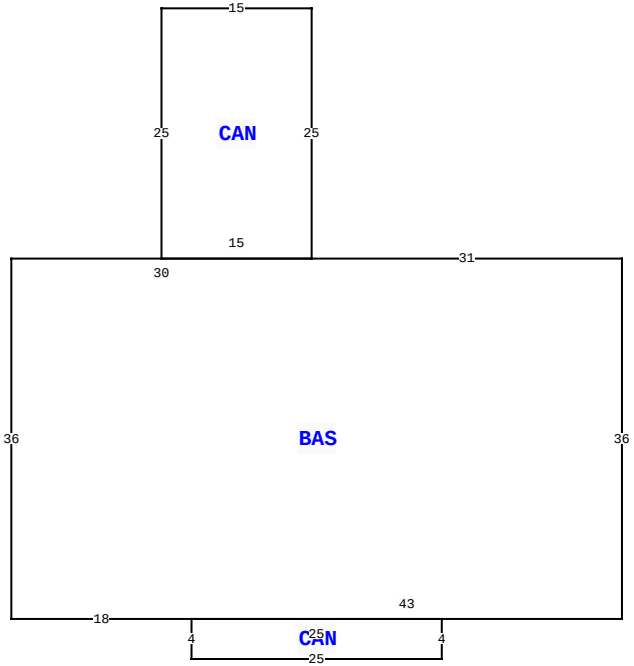
| | | | |
|---|---|---|---|
| DOR CODE | 2300 | FINANCIAL BLDG | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 840317.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,196 | 100 | | 2,196 | 108,461 |
| CAN | 100 | 30 | | 30 | 1,482 |
| CAN | 375 | 30 | | 112 | 5,532 |
| TOTALS | 2,671 | | | 2,338 | 115,474 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6200 | 04 | 2,338 | 97.6080 | 89.80 | 209,952 | 1990 | 1995 | 0 | 0 | 0 | 45.00 | 55.00 |

1 BANK 0% - 0 Heated Area: 2196 HX Base Yr




463 W DUVAL ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 115,474 |
| TOTAL MARKET OB/XF VALUE | 26,797 |
| TOTAL LAND VALUE - MARKET | 119,040 |
| TOTAL MARKET VALUE | 261,311 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 261,311 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 261,311 |
| TOTAL JUST VALUE | 261,311 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 267,609 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047407 | Remodel | 25,000 | 06/07/2023 |
| 000045050 | Roof Replacement | 26,000 | 07/27/2022 |
| 1518 | REMODEL | 75 | 12/29/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1190/1968 | 12/31/2009 | WD | U | I | 12 | 525,000 |
| GRANTOR: ATLANTIC COAST BANK ( | | | | | | |
| GRANTEE: HERITAGEBANK OF THE | | | | | | |
| 0705/0286 | 12/20/1989 | WD | Q | V | | 65,000 |
| GRANTOR: DANIEL CRAPPS | | | | | | |
| GRANTEE: FED CREDIT UNION | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W31 CAN= N25 W15 S25 E15$ W30 S36 E18 CAN= S4 E25 N4 W25$ E43 N36$.

## 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 | 9,410.00 | UT | 1.70 | 1.70 | 100 | 1993 | 1993 | 3 | 100 | 15,997 | |
| 2 | 0168 | PNEUMATIC | 0 | 0 | 0 | 0 | 2.00 | UT | 5,000.00 | 5,000.00 | 100 | 1993 | 1993 | 3 | 100 | 10,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2001 | 2001 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 26,797

| 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 | 2300 | C | FINANCIAL | 0 | | *CG | 124.00 | 160.00 | 19,840.00 | SF | | 1.00 | 1.00 | 1.00 | 6.00 | 6.00 | 119,040 | | | | | | | |

REVIEW DATE 03/08/2016 BY CP Total Acres: 0.46 Total Land Value: 119,040 Market: 0 Agricultural: 0 Common: 119,040 PRINTED 11/17/2025 BY SYS