W DIV: BEG NW COR OF SW1/4 OF LO
THE S R/W OF NW ORANGE ST 116.01
FT, W 116.07 FT. TO A POINT ON T

562 ORANGE STREET LLC
10153 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

00-00-00-12345-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

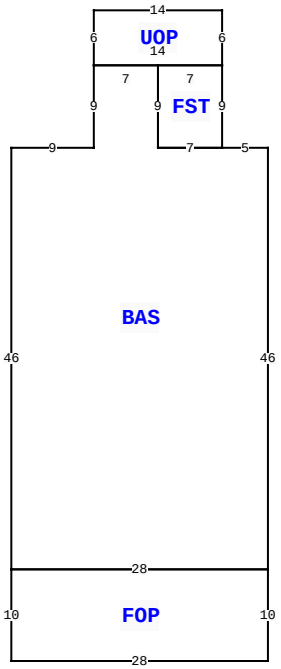
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	1,351	100		1,351	53,076
FOP	280	30		84	3,300
FST	63	55		35	1,375
UOP	84	20		17	668
TOTALS	1,778			1,487	58,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	01	1,487	96.5250	71.43	106,216	1926	1995	0	0	0	45.00	55.00

1 OFFICE LOW 0% - 2023 Heated Area: 1351 HX Base Yr



562 NW ORANGE 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	58,419
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	87,450
TOTAL MARKET VALUE	146,469
SOH/AGL Deduction	0
ASSESSED VALUE	146,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,469
TOTAL JUST VALUE	146,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044977	Roof Replacement	9,000	07/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/797	4/22/2022	WD	Q	I	01	175,000
GRANTOR: PEELER EARL						
GRANTEE: 562 ORANGE STREET L						
1338/1043	5/31/2017	WD	Q	I	01	153,800
GRANTOR: CHRISTOPHER E KENT						
GRANTEE: EARL & FAYE PEELER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FST= N9 UOP= N6 W14 S6 E14$ W7 S9 E7$ W7N9 W7 S9 W9 S46 FOP= S10 E28 N10 W28$ E28 N46$.

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	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 600

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		*CG	105.00	119.00	12,075.00	SF		1.00	1.00	1.00	6.00	6.00	72,450							
2	1000	C	VACANT COMME	0		*CG	50.00	50.00	2,500.00	SF		1.00	1.00	1.00	6.00	6.00	15,000							

REVIEW DATE 09/15/2022 BY CP Total Acres: 0.33 Total Land Value: 87,450 Market: 0 Agricultural: 0 Common: 87,450 PRINTED 11/17/2025 BY SYS