

W DIV: S1/2 OF NW1/4 BLOCK I CX
SE COR OF NW1/4, RUN N 92 FT, W 7
FT, E 71 FT TO POB.

LAKE CITY LLC
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2026

00-00-00-12352-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 50
Interior Floo	14 CARPET 50
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	6 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	6 100
Stories	2. 2. 100
Units	0 100
Condition Adj	03 03 100

Quality 05 05

DOR CODE 1700OFFICE 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	900	100		900	35,620
BAS	1,978	100		1,978	78,285
FOP	154	30		46	1,821
PTO	48	5		2	79

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4900	04	2,926	97.2400	71.96	210,555	1940	1995	0	0	0 45.00	55.00
1 OFFICE LOW 0% - 0 Heated Area: 2878 HX Base Yr											

TOTALS 3,080 2,926 115,805

EXTRA FEATURES

L N	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		6,942.00	UT	1.50				1.50	

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

LAND DESCRIPTION TOTAL OB/XF 10,413

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	1700	C	1STORY OFF	0		*CG	105.00	135.00	14,175.00	SF		1.00	1.00	1.00	2.50	2.50	35,438

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 1 Tax Dist:	
BUILDING MARKET VALUE		115,805	
TOTAL MARKET OB/XF VALUE		10,413	
TOTAL LAND VALUE - MARKET		35,438	
TOTAL MARKET VALUE		161,656	
SOH/AGL Deduction		0	
ASSESSED VALUE		161,656	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		161,656	
TOTAL JUST VALUE		161,656	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		167,973	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0488	REMODEL	875	11/22/2013
13-0388	MAINT/ALTR	75	09/05/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1538/2123	4/28/2025	WD U	I	I	12
GRANTOR: SEACOAST NATIONAL BAN					
GRANTEE: LAKE CITY LLC					
1243/0889	10/18/2012	CT U	I	I	18
GRANTOR: CADY & CADY ASSOCIATE					
GRANTEE: PEOPLE STATE BANK					

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W52 S22 PT0= W6 S8 E6 N8\$ S19 E19 FOP= E14 N11 W14 S11\$ N11 E14 S11 E19 N41\$ PTR=N30 BAS= N30 W30 S30 E30\$ S30\$.