W DIV: COMM NE COR BLOCK K,
W ALONG S R/W US-90 89.05 FT
FOR POB, S 123.74 FT, W 27.16

DAWSON ERIN
512 W DUVAL ST
LAKE CITY, FL 32055

2026

00-00-00-12381-000

BUILDING CHARACTERISTICS

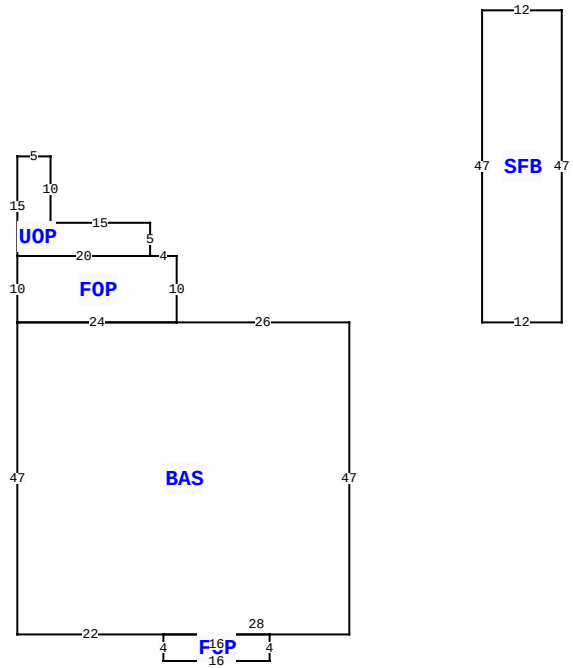
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		14 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
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	2,350	100		2,350	86,068
FOP	64	30		19	696
FOP	240	30		72	2,637
SFB	564	80		451	16,518
UOP	150	20		30	1,099
TOTALS	3,368			2,922	107,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,922	89.9808	66.59	194,576	1900	1995	0	0	0	45.00	55.00

2 OFFICE LOW 0% - 0 Heated Area: 2914 HX Base Yr



512 W DUVAL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	107,017
TOTAL MARKET OB/XF VALUE	1,335
TOTAL LAND VALUE - MARKET	104,112
TOTAL MARKET VALUE	212,464
SOH/AGL Deduction	0
ASSESSED VALUE	212,464
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,464
TOTAL JUST VALUE	212,464
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	218,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2001	COMMERCIAL	642	01/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1371/0795	10/19/2018	WD	Q	I	01	260,000
GRANTOR: KEVIN B HARRISON DC L						
GRANTEE: ERIN DAWSON						
1234/2323	5/10/2012	WD	U	I	11	0
GRANTOR: STEPHEN J LEMLEY						
GRANTEE: KEVIN B HARRISON D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N10 W4 UOP= N5 W15 N10 W5 S15 E20$ W20 S10 E24$ W24 S47 E22 FOP= S4 E16 N4 W16$ E28 N47 $ PTR= E20 SFB= E12 N47 W12 S47$ W20$.

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	890.00	UT	1.50	1.50	100	2001	2001	3	100	1,335	

LAND DESCRIPTION

TOTAL OB/XF 1,335

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	1910	C	MEDIC OFF	0		*RO	0.00	0.00	17,352.00	SF		1.00	1.00	1.00	6.00	6.00	104,112							

REVIEW DATE 04/11/2016 BY CP Total Acres: 0.40 Total Land Value: 104,112 Market: 0 Agricultural: 0 Common: 104,112 PRINTED 11/18/2025 BY SYS