

W DIV: LOTS 1, 2, 8 & 9
BLOCK 1 PINEDALE S/D & 100 FT
E & W BY 200 FT N & S IN SE

COLUMBIA REAL LLC
231 NW BURK AVE, SUITE 107
LAKE CITY, FL 32055

2026

00-00-00-12398-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	13	100
Frame	03	MASONRY 100
Story Height	14	100
RMS	6	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

Quality 06 06

DOR CODE 1100 STORES/1 STORY

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	7,725	100		7,725	239,244
CAN	140	30		42	1,301
CAN	940	30		282	8,734
FST	1,275	50		638	19,759
GOF	335	125		419	12,977
RS6	1,915	125		2,394	74,142

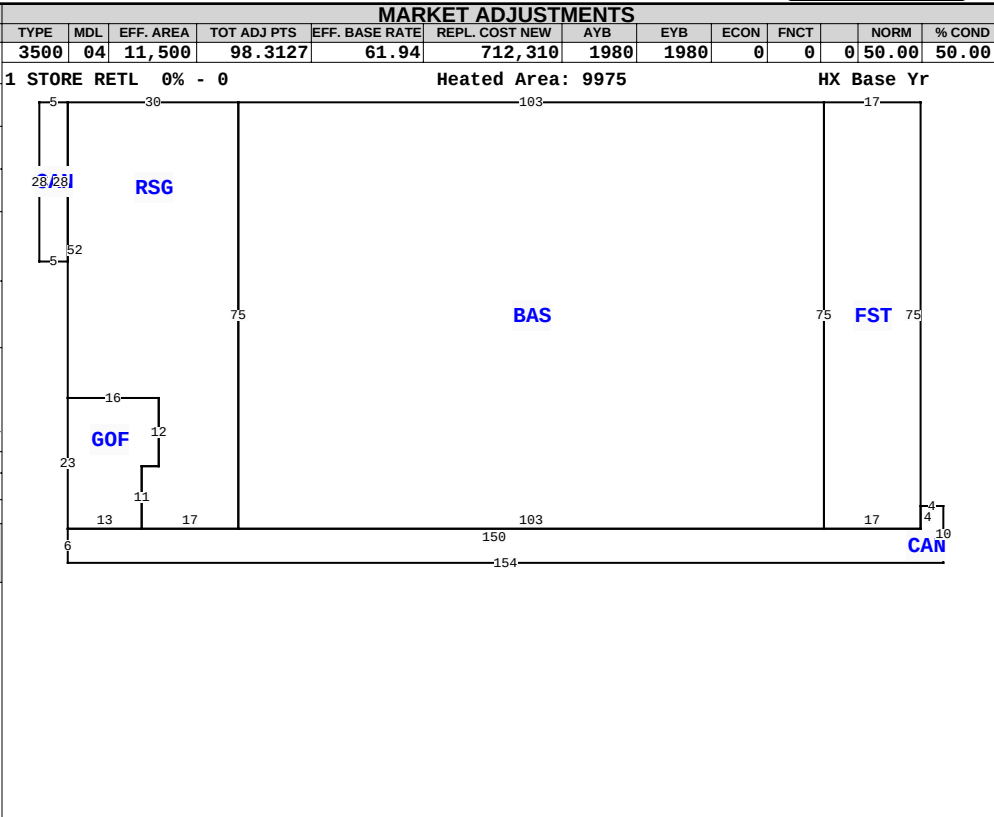
TOTALS 12,330 11,500 356,155

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		205.00	UT 1.50	1.50	100	1997	1997	3	100	308
2	0260	PAVEMENT-A	0	0	0	0		15,898.00	UT 0.72	0.72	100	1997	1997	3	100	11,447
3	0166	CONC, PAVMT	0	0	0	0		1.00	UT 0.00	0.00	100	2001	2001	3	100	300

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		*CG	182.00	160.00	29,120.00	SF		1.00	1.00	1.20	6.00	7.20	209,664							



683 W DUVAL ST, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/09/2024	MLU
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TOTAL OB/XF 12,055

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		*CG	182.00	160.00	29,120.00	SF		1.00	1.00	1.20	6.00	7.20	209,664							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		356,155	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		12,055	
SOH/AGL Deduction		TOTAL LAND VALUE - MARKET		209,664	
ASSESSED VALUE		TOTAL MARKET VALUE		577,874	
TOTAL EXEMPTION VALUE		SOH/AGL Deduction		0	
BASE TAXABLE VALUE		ASSESSED VALUE		577,874	
TOTAL JUST VALUE		TOTAL EXEMPTION VALUE		0	
NCON VALUE		BASE TAXABLE VALUE		577,874	
INCOME VALUE		TOTAL JUST VALUE		577,874	
PREVIOUS YEAR MKT VALUE		NCON VALUE		0	
		INCOME VALUE			
		PREVIOUS YEAR MKT VALUE		577,874	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045515	Electrical Servic	10,000	09/21/2022
1888	REMODEL	150	08/25/2000
1855	REMODEL	5	07/05/2000
968	COMMERCIAL	40	06/10/1997
927	REMODEL	100	03/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/1605	2/29/2016	WD	Q	I	05	900,000
GRANTOR: MARIAN S HUDSON TRSTE						
GRANTEE: COLUMBIA REAL LLC						
1234/1007	4/26/2012	TR	U	I	11	0
GRANTOR: MARIAN S HUDSON TRUST						
GRANTEE: MARIAN S HUDSON TRS						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W103 RSG= W30 CAN= W5 S28 E5 N28\$ S52 GOF= S23 CAN= S6 E154 N10 W4 S4 W150\$ E13 N11 E3 N12 W16\$ E16 S12 W3S11 E17 N75\$ S75 E103 FST= E17 N75 W17 S75\$ N75\$.	