

W DIV: ALL OF LOT OR BLOCK 1
EX RD R/W & ALL CLOSED ST WEST
OF BLOCK 1, EX RD R/W & EX

STAR REALCO LLC
4029 HENDERSON BLVD
TAMPA, FL 33629

2026

00-00-00-12416-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	MSNRY STUC 70			
Exterior Wall	21	STONE 30			
Roof Structure	09	RIDGE FRME 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	15	HARDTILE 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	04	ROOF TOP 100			
Heating Type	09	ENG F AIR 100			
Fixtures		12 100			
Frame	03	MASONRY 100			
Story Height		12 100			
RMS		3 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Quality	07	07			
DOR CODE	2100	RESTAURANT/CAFE			
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	3,679	100	2024	3,679	403,988
CAN	24	30		7	769
CAN	28	30		8	878
CAN	60	30		18	1,976
TOTALS	3,791			3,712	407,611

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
5700	04	3,712	132.6228	122.01	452,901	1983	2013	0	0	10.00	90.00	
1 RES F/FOOD 0% - 0 Heated Area: 3679 HX Base Yr												
279 W DUVAL ST, LAKE CITY												
BLD DATE: 04/09/2024 MLU												

COLUMBIA COUNTY PROPERTY												
PAGE 1 of 1												
VALUATION SUMMARY												
VALUATION BY STANDARD												
Tax Group: 1 Tax Dist:												
BUILDING MARKET VALUE 407,611												
TOTAL MARKET OB/XF VALUE 42,103												
TOTAL LAND VALUE - MARKET 356,352												
TOTAL MARKET VALUE 806,066												
SOH/AGL Deduction 0												
ASSESSED VALUE 806,066												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 806,066												
TOTAL JUST VALUE 806,066												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 810,595												
SALE:3:1: MTG 1380/752												
PERMIT NUM DESCRIPTION AMT ISSUED												
000045093 Signs - New or Ex 5,000 08/02/2022												
000044697 Signs - New or Ex 5,000 06/16/2022												
308906 REMODEL 1,100 01/14/2013												
SALES DATA												
OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE												
1380/0747 3/07/2019 WD U I 37 1,540,000												
GRANTOR: TMJ REAL ESTATE LLC												
GRANTEE: STAR REALCO LLC												
1224/2544 9/02/2011 WD U I 11 100												
GRANTOR: SPARDEE'S REALTY INC												
GRANTEE: TMJ REAL ESTATE LLC												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=-30,1] E20 S34 W4 S6 E4 S33 W24 N4 W7 S4												
W16 N25 W5 N12 E5 N36 E7 N12 E20 S12 \$												
CAN=[ORIG=-62,37] W5 S12 E5 N12 \$												
CAN=[ORIG=-41,74] E7 N4 W7 S4 \$												
CAN=[ORIG=-10,41] N6 W4 S6 E4 \$												

EXTRA FEATURES							279 W DUVAL ST, LAKE CITY				INC DATE		AG DATE				
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	0260	PAVEMENT - A	0	0	0	0	27,971.00	UT	1.28	1.28	100	0	0	3	100	35,803	
2	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1993	1993	3	100	2,000	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0297	SHED CONCR	0	0	10	24	240.00	UT	10.00	10.00	100	2001	2001	3	100	2,400	
5	0164	CONC BIN	0	0	12	10	120.00	UT	7.50	7.50	100	2001	2001	3	100	900	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	500	

LAND DESCRIPTION										TOTAL OB/XF										42,103									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	2100	C	RESTAURANT	0		*CG	0.00	0.00	30,720.00	SF		1.00	1.00	1.60	7.25	11.60	356,352												