W DIV: ALL BLOCK 2 & E1/2 OF BLO
AND THAT PART OF SECOND ST AS LI
BETWEEN BLOCK 2 & E1/2 OF BLOCK

345 WEST DUVAL LLC
1 MEADOW VIEW COURT
BRANCHBURG, NJ 08876

2026

00-00-00-12417-000

BUILDING CHARACTERISTICS

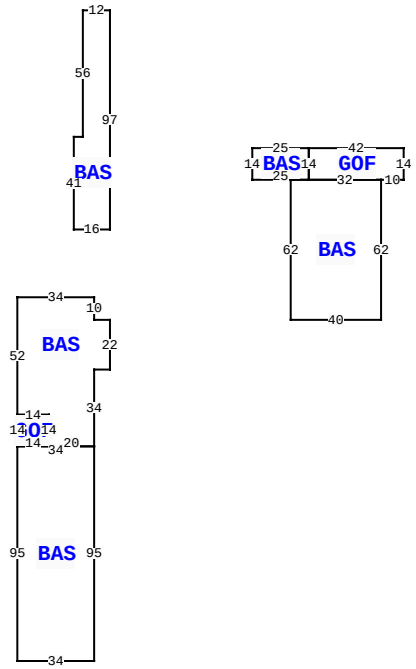
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	2664	CAR WASH
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	350	100		350	18,674
BAS	1,328	100		1,328	70,854
BAS	2,202	100		2,202	117,486
BAS	2,480	100		2,480	132,319
BAS	3,230	100		3,230	172,334
GOF	196	125		245	13,072
GOF	588	125		735	39,215
TOTALS	10,374			10,570	563,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6466	04	10,570	71.7172	57.37	606,401	2016	2016	0	0	0	7.00	93.00

2 AUTO CARWS 0% - 2022 Heated Area: 10374 HX Base Yr



345 W DUVAL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	563,953
TOTAL MARKET OB/XF VALUE	221,101
TOTAL LAND VALUE - MARKET	329,310
TOTAL MARKET VALUE	1,114,364
SOH/AGL Deduction	0
ASSESSED VALUE	1,114,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,114,364
TOTAL JUST VALUE	1,114,364
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,120,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047293	Signs - New or Ex	2,100	05/22/2023
18-349	REMODEL	190	06/27/2018
15-1059	COMMERCIAL	0	12/09/2015
15-0753	DEMOLISH	0	09/08/2015
2280	REMODEL	255	01/25/2002
2072	REMODEL	45	04/19/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1453/2194	10/18/2021	WD	U	I	35	4,980,000
GRANTOR: RENEGADE REALTY TRUST						
GRANTEE: 345 WEST DUVAL LLC						
1376/2012	12/31/2018	WD	U	I	35	4,392,700
GRANTOR: IMO US GEORGIA LLC						
GRANTEE: RENEGADE REALTY TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N10 W34 S52 GOF= S14 E14 N14 W14$ E14 S14 E20 BAS= W34 S95 E34 N95$ N34 E7 N22$ PTR= E80 BAS= E40 N62 GOF= E10 N14 W42 S14 E32$ W32 BAS= N14 W25 S14 E25$ W8 S62$ W80$ PTR= N40 BAS= N97 W12 S56 W4 S41 E16$ S40$.

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	27,831.00	UT	7.50	7.50	100	2016	2016	3	100	208,733	
2	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2016	2016	3	100	7,500	
3	0119	MASONRY WA	0	0	100	6	600.00	UT	6.50	6.50	100	2016	2016	3	100	3,900	
4	0120	CLFENCE 4	0	0	0	0	176.00	UT	5.50	5.50	100	2016	2016	3	100	968	

LAND DESCRIPTION

TOTAL OB/XF 221,101

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	2664	C	CAR WASH	0		*CG	380.00	155.00	54,885.00	SF		1.00	1.00	1.00	6.00	6.00	329,310							

REVIEW DATE 12/13/2016 BY ME Total Acres: 1.26 Total Land Value: 329,310 Market: 0 Agricultural: 0 Common: 329,310 PRINTED 11/17/2025 BY SYS