C DIV: BEG 29 FT S OF NW COR, RU FT, W 75 FT, N 21 FT TO POB. (BL

HOUSTOUN JESSICA
321 N MARION AVE
LAKE CITY, FL 32055

2026

00-00-00-12630-000

BUILDING CHARACTERISTICS

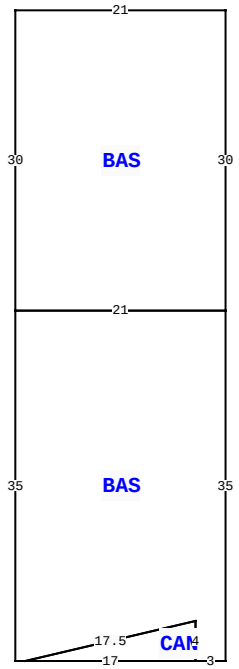
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	05	05 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100		630	48,640
BAS	701	100		701	54,122
CAN	34	30		10	772
TOTALS	1,365			1,341	103,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,341	113.4000	83.92	112,537	1936	2015	0	0	0	8.00	92.00

1 OFFICE LOW 0% - 2024 Heated Area: 1331 HX Base Yr



321 N MARION AVE, 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	103,534
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,781
TOTAL MARKET VALUE	117,315
SOH/AGL Deduction	0
ASSESSED VALUE	117,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,315
TOTAL JUST VALUE	117,315
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,440

PRCL:0:1: DOR 2000

SALE:1:1: FAMILY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0146	REMODEL	75	04/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1159	2/04/2023	WD	Q	I	01	145,000
GRANTOR: HILLSBORO CENTER LLC						
GRANTEE: HOUSTOUN JESSICA						
1422/2353	10/26/2020	WD	Q	I	05	275,000
GRANTOR: JAMES & CONSTATNCE BU						
GRANTEE: HILLSBORO CENTER LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 W21 S30 E21$ BAS= W21 S35 E1 CAN= E17 N4 L17 D4 $ U4 R17 S4 E3N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		*C-CBD	21.00	75.00	1,575.00	SF		1.00	1.00	1.25	7.00	8.75	13,781							

REVIEW DATE 03/16/2023 BY ME Total Acres: 0.04 Total Land Value: 13,781 Market: 0 Agricultural: 0 Common: 13,781 PRINTED 11/18/2025 BY SYS