C DIV: BEG SW COR BLK 8, RUN N
105 FT, E 100 FT, S 105 FT, W
100 FT TO POB. (PART BLOCK 8).

CD PARTNERS LLC
PO BOX 3832
LAKE CITY, FL 32056

2026

00-00-00-12647-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

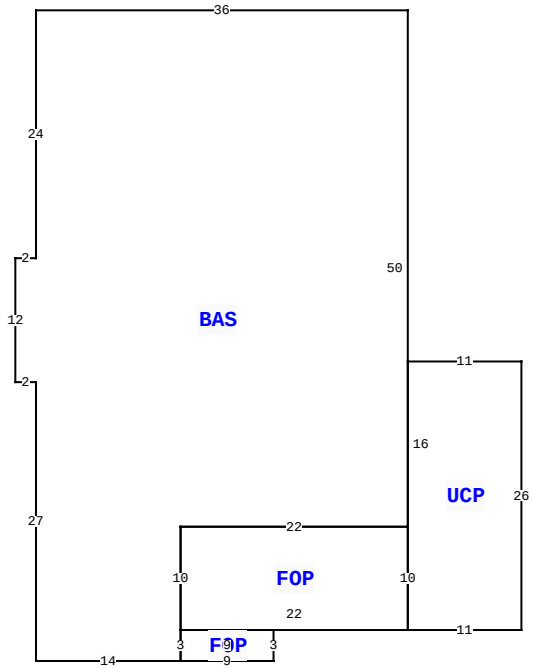
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	2,006	100		2,006	71,996
FOP	27	30		8	287
FOP	220	30		66	2,369
UCP	286	20		57	2,046
TOTALS	2,539			2,137	76,697

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	01	2,137	97.0000	71.78	153,394	1920	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 2006 HX Base Yr



183 NW VETERANS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	76,697
TOTAL MARKET OB/XF VALUE	1,740
TOTAL LAND VALUE - MARKET	27,562
TOTAL MARKET VALUE	105,999
SOH/AGL Deduction	0
ASSESSED VALUE	105,999
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,999
TOTAL JUST VALUE	105,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,999

SALE:2:1: 4 PARCELS 12645-000, 12646-000 & 12648-0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1239/1838	6/28/2012	WD	U	I	30	41,300
GRANTOR: HEARING SOLUTIONS INC						
GRANTEE: CD PARTNERS LLC						
0926/1079	5/07/2001	WD	Q	I		80,000
GRANTOR: SPECTOR'S						
GRANTEE: HEARING SOLUTIONS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S24 W2 S12 E2 S27 E14 FOP= E9 N3 W9 S3$ N3 FOP= E22 N10 W22 S10$ N10 E22 UCP= S10 E11 N26 W11 S16$ N50$.

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	0258	PATIO	0	0	10	8	80.00	UT	3.00	3.00	100	2008	2008	3	100	240	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,740

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	1700	C	1STORY OFF	0		*C-CBD	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	2.50	2.50	27,562							

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.25 Total Land Value: 27,562 Market: 0 Agricultural: 0 Common: 27,562 PRINTED 11/19/2025 BY SYS