C DIV: BEG SE COR, RUN W 130.5 F
PT 79.5 FT E OF SW COR BLK 9, RU
E 130.50 FT TO W R/W MARION ST,

THE JOHN KUYKENDALL LIVING TRUST
336 NW PRIMITIVE GLN
LAKE CITY, FL 32055

2026

00-00-00-12653-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

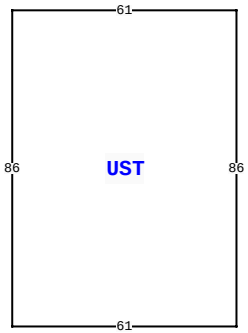
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

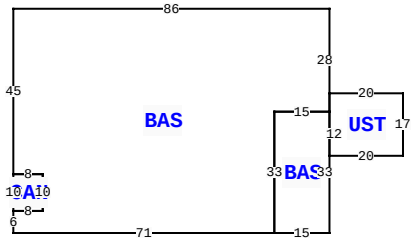
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	495	100		495	17,081
BAS	4,671	100		4,671	161,182
CAN	80	30		24	828
UST	340	40		136	4,693
UST	5,246	40		2,098	72,396
TOTALS	10,832			7,424	256,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	7,424	84.7800	62.74	465,782	1900	1995	0	0	0	45.00	55.00

1 OFFICE LOW 0% - 0 Heated Area: 5166 HX Base Yr





248 N MARION AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	256,180
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	62,055
TOTAL MARKET VALUE	318,235
SOH/AGL Deduction	0
ASSESSED VALUE	318,235
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,235
TOTAL JUST VALUE	318,235
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	332,209

LAND:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-066	REMODEL	157	02/11/2013
918	DEMOLISH	15	07/14/2008
3755	ADDN COMM	300	05/25/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/1244	12/10/2012	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: JOHN G KUYKENDALL T						
1229/2580	2/16/2012	WD	U	I	11	100
GRANTOR: JOHN G KUYKENDALL						
GRANTEE: JOHN G KUYKENDALL T						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[ORIG=0,-30] N86 W61 S86 E61 $
BAS=[ORIG=0,0] W86 S45 E8 S10 W8 S6 E71 N33 E15 N28 $
BAS=[ORIG=-15,61] E15 N33 W15 S33 $
UST=[ORIG=0,28] N5 E20 S17 W20 N12 $
CAN=[ORIG=-86,45] S10 E8 N10 W8 $
PTR=[ORIG=0,0] N30 S30 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1900	C	PROF BLDG	0		*C-CBD	0.00	0.00	8,865.00	SF		1.00	1.00	1.00	7.00	7.00	62,055							

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.20 Total Land Value: 62,055 Market: 0 Agricultural: 0 Common: 62,055 PRINTED 11/18/2025 BY SYS