C DIV: BEG SW COR, RUN N 96.60 FT, E 52.20 FT, S 96.60 FT, W 52.50 FT TO POB. BLOCK 12

MADISON STREET LLC
PO BOX 1653
LAKE CITY, FL 32056

2026

00-00-00-12664-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

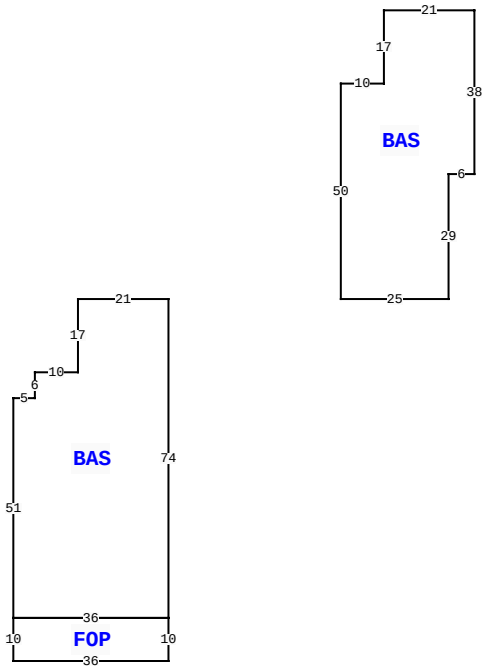
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		10 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
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	1,733	100		1,733	65,505
BAS	2,379	100		2,379	89,923
FOP	360	30		108	4,082
TOTALS	4,472			4,220	159,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,220	88.0650	65.17	275,017	1920	1996	0	0	0	42.00	58.00

1 OFFICE LOW 0% - 0 Heated Area: 4112 HX Base Yr



153 NE MADISON ST, 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	159,510
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	42,588
TOTAL MARKET VALUE	202,398
SOH/AGL Deduction	3,962
ASSESSED VALUE	198,436
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,436
TOTAL JUST VALUE	202,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-0318	NEW ROOF		12/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1065/0843	10/19/2005	WD	Q	I	01	100
GRANTOR: MARLIN AND DIANE FEAG						
GRANTEE: MADISON STREET LLC						
1065/0835	9/27/2005	WD	Q	I	05	150,000
GRANTOR: STEPHEN AND GEORGIA S						
GRANTEE: FEAGLE FAMILY LIMIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S17 W10 S6 W5 S51 FOP= S10 E36 N10 W36$ E36 N74$
PTR=E40 BAS= E25 N29 E6 N38W21 S17 W10 S50$ W40$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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		00	53.00	97.00	5,070.00	SF		1.00	1.00	1.40	6.00	8.40	42,588							

REVIEW DATE 12/01/2021 BY ME Total Acres: 0.12 Total Land Value: 42,588 Market: 0 Agricultural: 0 Common: 42,588 PRINTED 11/05/2025 BY SYS