

C DIV: COMM SW COR, RUN E 100.25
 RUN N 94.85 FT, E 5 FT, N 1.5 FT
 FT, S 95.45 FT, E 62.25 FT TO PO

FATDOG PROPERTIES LLC
 177 NW MADSON ST
 LAKE CITY, FL 32055

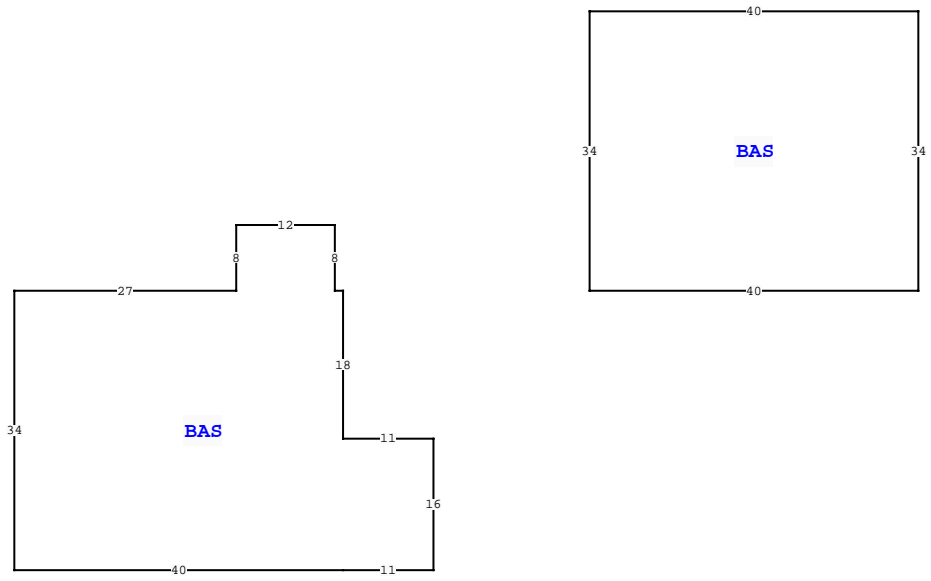
2025

00-00-00-12676-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		8 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		0 100	
Stories	2.	2. 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
BAS	1,360	100	
BAS	1,632	100	
TOTALS	2,992		74,070

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
4900	04	2,992	85.9560	61.89	185,175	1936	1936	0	0	10	50.00	40.00	
1 OFFICE LOW - 0% - 0 Heated Area: 2992 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			74,070
TOTAL MARKET OB/XF VALUE			2,650
TOTAL LAND VALUE - MARKET			33,422
TOTAL MARKET VALUE			110,142
SOH/AGL Deduction			0
ASSESSED VALUE			110,142
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			110,142
TOTAL JUST VALUE			110,142
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,142
SALE:1:1: (2 DEALERS)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
1476	MAINT/ALTR	75	11/03/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1198	1/11/2018	WD U	I	I	11	0
GRANTOR: DOUGLAS LAW, PA						
GRANTEE: FATDOG PROPERTIES L						
1252/0116	3/28/2013	WD Q	I	I	01	115,000
GRANTOR: JOY S FERGUSON						
GRANTEE: DOUGLAS LAW, PA						

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
1	0166	CONC,PAVMT	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	650	
2	0180	FPLC 1STRY	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

TOTAL OB/XF													
2,650													
177 NW MADISON ST, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W1 N8 W12 S8 W27 S34 E40E11 N16 W11 N18\$ PTR=E30 BAS=E40 N34 W40 S34\$ W30\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-CBD64.00	95.00		6,366.00	SF		1.00	1.00	1.40	3.75	5.25	33,422							