C DIV: BEG 61.5 FT S OF NW COR R
E 105 FT, N 55 FT, W 105 FT TO P
& BEG AT SW COR OF BLK 19, RUN N

SPMV PROPERTIES LLC
164 NW MADISON ST
LAKE CITY, FL 32055

**2026**

**00-00-00-12684-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

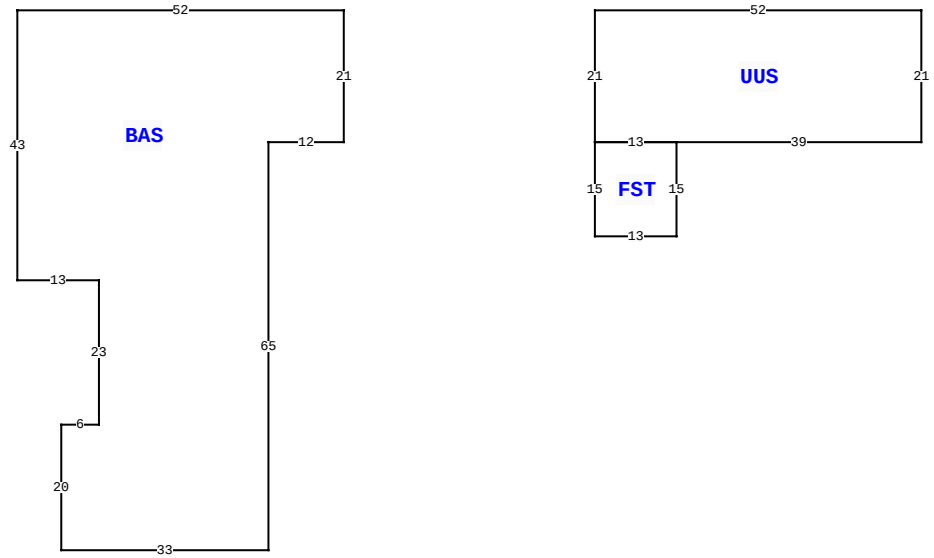
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 11 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 4 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 03 | 03 |
| DOR CODE | 4817 | WHSE STORAGE/OFFICE |
| 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 | 3,253 | 100 | | 3,253 | 30,637 |
| FST | 195 | 50 | | 98 | 923 |
| UUS | 1,092 | 40 | | 437 | 4,116 |
| TOTALS | 4,540 | | | 3,788 | 35,675 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 3,788 | 63.6293 | 47.09 | 178,377 | 1940 | 1940 | 0 | 0 | 30 | 50.00 | 20.00 |

1 OFFICE LOW 0% - 2024 Heated Area: 3253 HX Base Yr




169 NW COLUMBIA AVE, 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 | 35,675 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 42,952 |
| TOTAL MARKET VALUE | 78,627 |
| SOH/AGL Deduction | 9,945 |
| ASSESSED VALUE | 68,682 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 68,682 |
| TOTAL JUST VALUE | 78,627 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 78,627 |

BLDG:1:1: OLD LIBRARY USED AS STORAGE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4071 | MAINT/ALTR | 190 | 12/27/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1517/2354 | 6/10/2024 | WD | P | I | 98 | 100,000 |
| GRANTOR: SPMV PROPERTIES, LLC | | | | | | |
| GRANTEE: RESTORED HOLDINGS, | | | | | | |
| 1492/1520 | 5/22/2023 | WD | U | I | 11 | 100 |
| GRANTOR: VANN MARC A | | | | | | |
| GRANTEE: SPMV PROPERTIES LLC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W52 S43 E13 S23 W6 S20 E33 N65 E12 N21$ PTR=E40 UUS= E52 S21 W39 FST= S15 W13 N15 E13$ W13 N21$ 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

### 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 | 4817 | C | STORG/ OFF | 0 | | *C-CBD | 55.00 | 105.00 | 5,775.00 | SF | | 1.00 | 1.00 | 0.85 | 8.75 | 7.44 | 42,952 | | | | | | | |

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.13 Total Land Value: 42,952 Market: 0 Agricultural: 0 Common: 42,952 PRINTED 11/18/2025 BY SYS