C DIV: BEG 42.5 FT N OF SE COR R
105 FT, S 11 FT E 105 FT TO POB.

KURDI PROPERTIES LLC
298 NW HARRIS LP
LAKE CITY, FL 32055

2026

00-00-00-12687-000

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	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

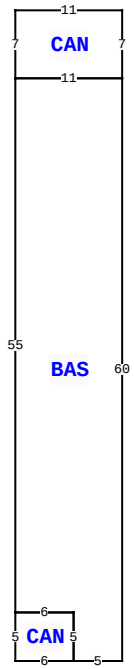
DOR CODE	1100	STORES/1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	630	100		630	21,445
CAN	30	30		9	306
CAN	77	30		23	783
TOTALS	737			662	22,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	662	98.2380	61.89	40,971	1900	1995	0	0	0	45.00	55.00

1 STORE RETL 0% - 2025 Heated Area: 630 HX Base Yr



154 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	22,534
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,149
TOTAL MARKET VALUE	36,683
SOH/AGL Deduction	0
ASSESSED VALUE	36,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,683
TOTAL JUST VALUE	36,683
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,912

SALE:2:1: EQUIPMENT INCLUDED

SALE:1:1: SOME OWNER FINACING

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/1646	5/17/2024	WD	Q	I	05	450,000
GRANTOR: VANN AND WATSON PROPE						
GRANTEE: KURDI PROPERTIES LL						
1491/2796	5/22/2023	WD	U	I	11	100
GRANTOR: WATSON KENNETH A						
GRANTEE: VANN AND WATSON PRO						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N7 W11 S7 E11$ BAS= W11S55 CAN= S5 E6 N5 W6$ E6 S5 E5 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		*C-CBD	11.00	105.00	1,155.00	SF		1.00	1.00	1.75	7.00	12.25	14,149							

REVIEW DATE 12/04/2024 BY TP Total Acres: 0.03 Total Land Value: 14,149 Market: 0 Agricultural: 0 Common: 14,149 PRINTED 11/18/2025 BY SYS