C DIV: BEG SE COR, RUN N 42.5 FT 17.5 FT, W 12 FT, S 60 FT, E 117 (BLOCK 19)

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

**2025**

**00-00-00-12688-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

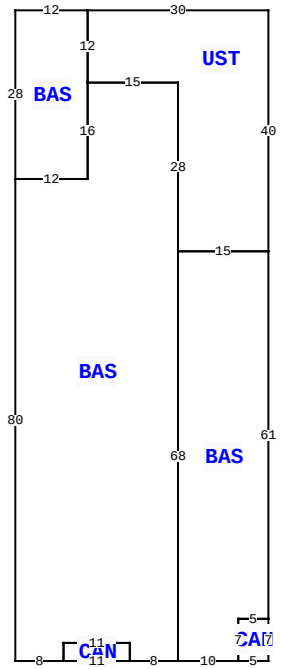
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 11 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 15 100 |
| RMS | | 7 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1700 | OFFICE BLD 1STY |
| 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 | 336 | 100 | | 336 | 14,666 |
| BAS | 985 | 100 | | 985 | 42,996 |
| BAS | 2,367 | 100 | | 2,367 | 103,321 |
| CAN | 33 | 30 | | 10 | 437 |
| CAN | 35 | 30 | | 10 | 437 |
| UST | 780 | 40 | | 312 | 13,619 |
| TOTALS | 4,536 | | | 4,020 | 175,476 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 4,020 | 101.7018 | 75.26 | 302,545 | 1900 | 1995 | 0 | 0 | 0 | 42.00 | 58.00 |

1 OFFICE LOW – 0% - 2025 Heated Area: 3688 HX Base Yr




152 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 | 175,476 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 45,395 |
| TOTAL MARKET VALUE | 220,871 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 220,871 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 220,871 |
| TOTAL JUST VALUE | 220,871 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 165,636 |

SALE:1:1: SELL ALSO INCLUDED PARCEL # 02273-021

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 159 | REMODEL | 50 | 04/30/2007 |
| 3919 | REMODEL | 323 | 10/25/2006 |

## 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

UST= N40 W30 S12 E15 S28 E15$ BAS= W15 BAS= N28 W15 BAS= N12 W12 S28 E12 N16$ S16W12 S80 E8 CAN= E11 N3 W11 S3$ N3 E11 S3 E8 N68$ S68 E10 CAN= E5 N7 W5 S7$ N7 E5 N61$.

## 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 | 1700 | C | 1STORY OFF | 0 | | *C-CB | D43.00 | 117.00 | 5,188.00 | SF | | 1.00 | 1.00 | 1.25 | 7.00 | 8.75 | 45,395 | | | | | | | |

REVIEW DATE 12/04/2024 BY TP Total Acres: 0.12 Total Land Value: 45,395 Market: 0 Agricultural: 0 Common: 45,395 PRINTED 06/20/2025 BY SYS