C DIV: ALL BLOCK 27 EX BEG NE
COR, RUN S 45.6 FT, W 60 FT,
S 18 FT, W 147.28 FT, N 63.6

GREY BUILDING LLC
P O BOX 1933
LAKE CITY, FL 32056

**2026**

**00-00-00-12710-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

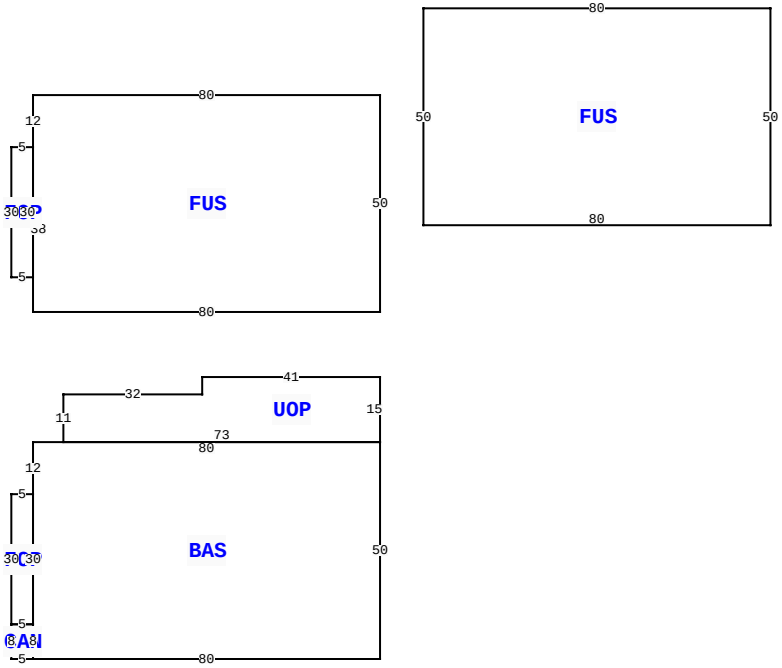
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 14 | CARPET 50 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 19 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 30 100 |
| Stories | 3. | 3. 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Quality | 05 | 05 |
| 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 | 4,000 | 100 | | 4,000 | 93,542 |
| CAN | 40 | 30 | | 12 | 281 |
| FOP | 150 | 30 | | 45 | 1,053 |
| FOP | 150 | 30 | | 45 | 1,053 |
| FUS | 4,000 | 100 | | 4,000 | 93,542 |
| FUS | 4,000 | 100 | | 4,000 | 93,542 |
| UOP | 967 | 20 | | 193 | 4,513 |
| TOTALS | 13,307 | | | 12,295 | 287,526 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 12,295 | 75.2483 | 55.68 | 684,546 | 1972 | 2000 | 25 | 0 | 0 | 33.00 | 42.00 |

1 OFFICE LOW 0% - 2021 Heated Area: 12000 HX Base Yr




116 NW COLUMBIA 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 | 287,526 |
| TOTAL MARKET OB/XF VALUE | 16,000 |
| TOTAL LAND VALUE - MARKET | 114,390 |
| TOTAL MARKET VALUE | 417,916 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 417,916 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 417,916 |
| TOTAL JUST VALUE | 417,916 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 431,608 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1423/2157 | 6/08/2020 | WD | U | I | 12 | 375,000 |
| GRANTOR: STEPHEN C BULLOCK EST | | | | | | |
| GRANTEE: GREY BUILDING LLC | | | | | | |
| 1317/2613 | 6/24/2016 | WD | U | I | 11 | 100 |
| GRANTOR: THOMAS W BROWN | | | | | | |
| GRANTEE: THOMAS W BROWN AS T | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UOP= N15 W41 S4 W32 S11 E73 $ BAS= W80 S12 FOP= W5 S30 E5 N30$ S30 CAN= W5 S8 E5 N8$ S8 E80 N50$ PTR=N30 FUS= N50 W80 S12 FOP= W5 S30 E5 N30$ S38 E80 $ S30$ PTR=N50 E90 FUS= N50W80 S50 E80$ S50 W90$.

## 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 | 1,000 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 5,000 | |
| 3 | 0100 | ELEV.PASS | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 10,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,000

| 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 | | *C-CBD | 207.00 | 95.00 | 19,065.00 | SF | | 1.00 | 1.00 | 1.00 | 6.00 | 6.00 | 114,390 | | | | | | | |

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.44 Total Land Value: 114,390 Market: 0 Agricultural: 0 Common: 114,390 PRINTED 11/17/2025 BY SYS