C DIV: COMM AT SE COR OF BLK 29
POB, W 78.36 FT, NE 38.51 FT, N
R/W OF U S HWY 90, E ALONG R/W 9

BOUDREAU LAW FIRM, PLLC
202 W DUVAL ST
LAKE CITY, FL 32055

2026

00-00-00-12718-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

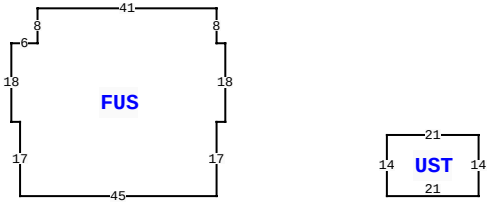
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame		N/A 100
Stories	2.5	2.5 100
Architectual	30	FRENCH PRV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1117	STORE/OFFICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

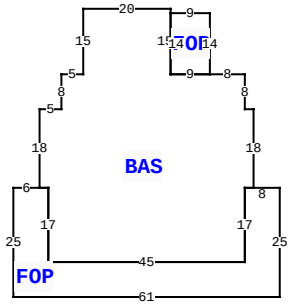
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,283	100		2,283	110,246
FOP	126	30		38	1,835
FOP	760	30		228	11,010
FUS	1,975	100		1,975	95,373
UST	294	45		132	6,375
TOTALS	5,438			4,656	224,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	01	4,656	130.5150	96.58	449,676	1900	1990	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 2024 Heated Area: 4258 HX Base Yr





202 W DUVAL ST, 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	224,838
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	71,010
TOTAL MARKET VALUE	297,348
SOH/AGL Deduction	0
ASSESSED VALUE	297,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,348
TOTAL JUST VALUE	297,348
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,348

LAND:1:1: 115'X 105' LESS NE CORNER.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/57	10/24/2023	WD	U	I	11	100
GRANTOR: BRAVOFLORIDA LLC						
GRANTEE: BOUDREAU LAW FIRM P						
1500/1281	10/10/2023	WD	Q	I	05	298,100
GRANTOR: BRAVOFLORIDA LLC						
GRANTEE: BOURDREAU LAW FIRM,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S15 W5 S8 W5 S18 FOP= W6 S25 E61 N25 W8 S17 W45 N17 W2$ E2 S17 E45 N17 E2 N18 W2 N8 W8 FOP= N14 W9 S14E9$ W9 N15$ PTR= N40 FUS= N17 E2 N18 W2 N8 W41 S8 W6 S18E2 S17 E45$ S40$ PTR= N40 E60UST= N14 W21 S14 E21$ S40 W60$.

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	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	1117	C	STORE/OFFICE	0		*CG	115.00	105.00	11,835.00	SF		1.00	1.00	1.00	6.00	6.00	71,010							

REVIEW DATE 11/02/2023 BY ME Total Acres: 0.27 Total Land Value: 71,010 Market: 0 Agricultural: 0 Common: 71,010 PRINTED 11/17/2025 BY SYS