C DIV: COMM SW COR OF BLK 32, BE
OF NASSAU ST & THE E R/W OF US H
FT TO POB, N 28.82 FT, N 58 DEG

KENT CHRISTOPHER EUGENE
112 E DUVAL ST
LAKE CITY, FL 32055

2026

00-00-00-12733-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

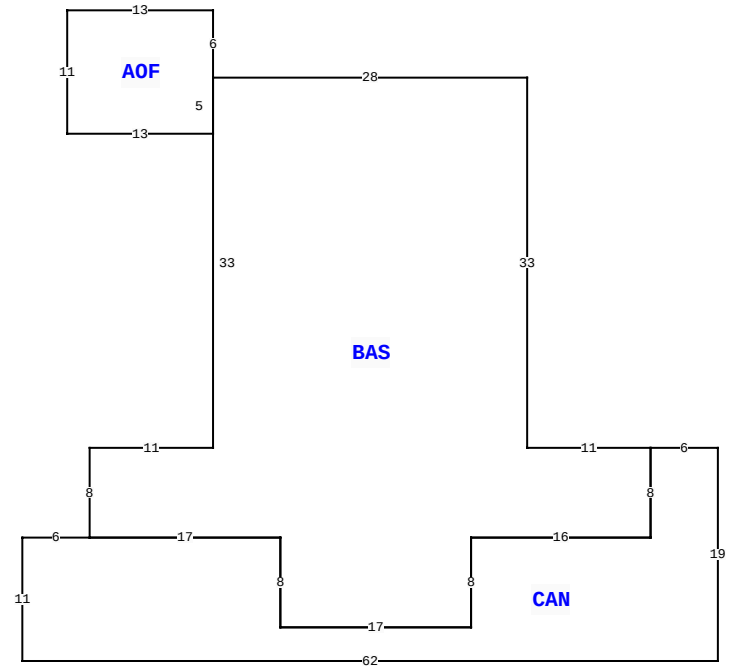
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1100	STORES/1 STORE
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
AOF	143	110		157	1,617
BAS	1,460	100		1,460	15,031
CAN	594	30		178	1,833
TOTALS	2,197			1,795	18,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	1,795	55.6416	20.59	36,959	1945	1945	0	0	0	50.00	50.00

1 C B MISC 0% - 2025 Heated Area: 1603 HX Base Yr



112 E 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	18,480
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	68,480
SOH/AGL Deduction	0
ASSESSED VALUE	68,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,480
TOTAL JUST VALUE	68,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1528/1325	11/27/2024	WD	U	I	30	269,000

GRANTOR: SERENITYBLOCK 32, LLC

GRANTEE: KENT CHRISTOPHER EU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 AOF= N6 W13 S11 E13N5$ S33 W11 S8 CAN= W6 S11 E62 N19 W6 S8 W16 S8 W17 N8 W17$ E17 S8 E17 N8 E16 N8 W11 N33$.

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	2,000.00	2,000.00	100	2025	2024		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	1100	C	STORE 1FLR	0		*CG	0.00	0.00	8,000.00	SF		1.00	1.00	1.00	6.00	6.00	48,000							

REVIEW DATE 12/10/2024 BY ME Total Acres: 0.18 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/18/2025 BY SYS