C DIV: E1/2 OF N2/3 BLOCK 38.

672-382, 712-86, 749-1764-1766,

KD CAPITAL INVESTMENTS, LLC
162 S MARION AVE
LAKE CITY, FL 32025

2025

00-00-00-12746-000

BUILDING CHARACTERISTICS

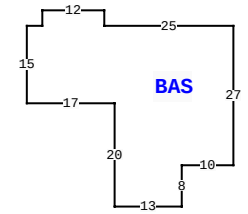
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

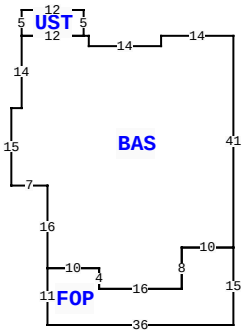
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,016	100		1,016	38,491
BAS	1,791	100		1,791	67,852
FOP	372	30		112	4,243
UST	60	40		24	909
TOTALS	3,239			2,943	111,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,943	102.3984	75.77	222,991	1920	1973	0	0	0	50.00	50.00

1 OFFICE LOW – 0% - 2023 Heated Area: 2807 HX Base Yr





162 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	111,496
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	33,500
TOTAL MARKET VALUE	149,996
SOH/AGL Deduction	0
ASSESSED VALUE	149,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,996
TOTAL JUST VALUE	149,996
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044549	Remodel	5,600	05/27/2022
13-518	MAINT/ALTR	75	12/23/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/2526	9/07/2022	WD	U	I	17	257,500
GRANTOR: LAKE CITY-COLUMBIA CO						
GRANTEE: KD CAPITAL INVESTME						
0816/0831	10/20/1995	WD	U	I	11	95,000
GRANTOR: CITY OF LAKE CITY						
GRANTEE: LAKE CITY-COLUMBIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S2 W14 N2 W1 UST= N5 W12 S5 E12$ W12 S14 W2 S15 E7 S16 FOP= S11 E36 N15 W10 S8 W16 N4 W10$ E10 S4 E16 N8 E10 N41$PTR= N40 BAS= N27 W25N3 W12 S3 W3 S15 E17 S20 E13 N8 E10$ S40$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	8900	C	MUNICIPAL	0		*CG	134.00	100.00	13,400.00	SF		1.00	1.00	1.00	2.50	2.50	33,500							

REVIEW DATE 03/16/2020 BY ME Total Acres: 0.31 Total Land Value: 33,500 Market: 0 Agricultural: 0 Common: 33,500 PRINTED 06/20/2025 BY SYS