C DIV: NE1/4 BLOCK 43.

343-428, 659-314, 767-1901, 849-

THE LAW OFFICES OF DUANE E THOMAS PLLC
206 S MARION AVE
LAKE CITY, FL 32025

2026

00-00-00-12762-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		12 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

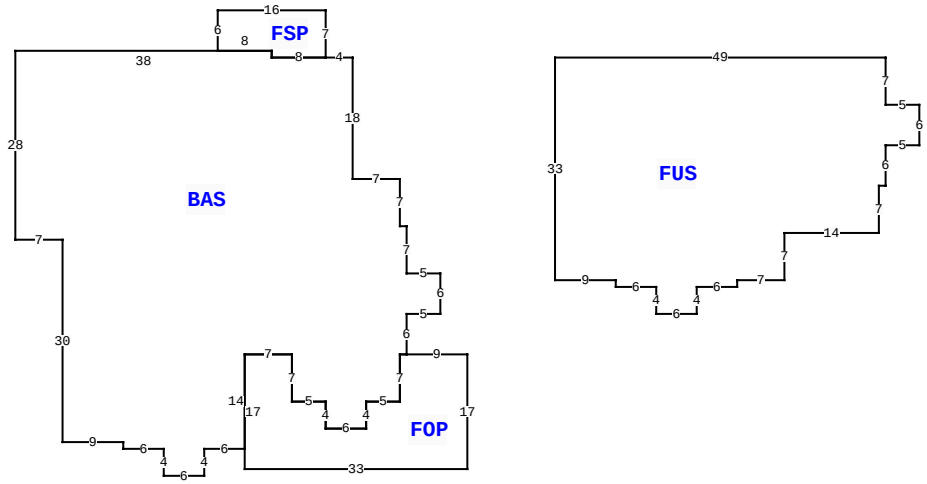
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,879	100		2,879	114,037
FOP	425	30		128	5,070
FSP	104	40		42	1,664
FUS	1,577	100		1,577	62,465
TOTALS	4,985			4,626	183,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,626	107.0592	79.22	366,472	1900	1975	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2023 Heated Area: 4456 HX Base Yr



206 S MARION AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	229,758
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	26,250
TOTAL MARKET VALUE	256,408
SOH/AGL Deduction	0
ASSESSED VALUE	256,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,408
TOTAL JUST VALUE	256,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	256,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21-0430	REPLACING VINYL S		06/28/2021
1903	MAINT/ALTR	75	10/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1462/898	3/18/2022	WD	U	I	30	340,000
GRANTOR: THOMAS DUANE E						
GRANTEE: THE LAW OFFICES OF						
1199/1918	4/01/2010	WD	U	I	11	100
GRANTOR: DUANE E & KAREN K THO						
GRANTEE: DUANE THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FSP= N7 W16 S6 E8 S1 E8$ W8 N1 W38 S28 E7 S30 E9 S1 E6 S4 E6 N4 E6 N14E7 S7 E5 S4 E6 N4 E5 N7 E1 FOP= E9 S17 W33 N17 E7 S7 E5 S4 E6 N4 E5 N7 E1$ N6 E5 N6W5N7 W1 N7 W7 N18$ PTR=E30 FUS= E49 S7 E5 S6 W5 S6 W1 S7W14 S7 W7 S1 W6 S4 W6 N4 W6 N1W9 N33$ W30$.

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	2003	2003	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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		*CG	105.00	100.00	10,500.00	SF		1.00	1.00	1.00	2.50	2.50	26,250							

REVIEW DATE 11/17/2021 BY ME Total Acres: 0.24 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/18/2025 BY SYS

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BUILDING CHARACTERISTICS

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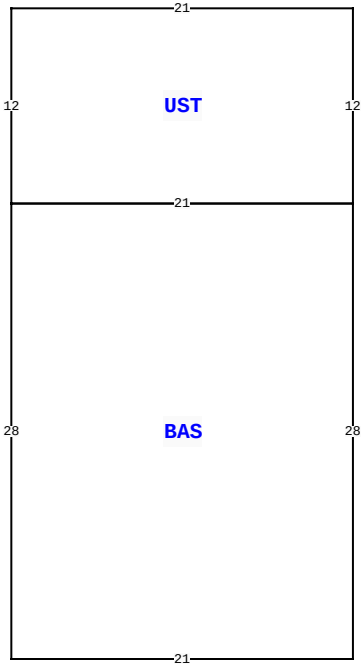
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	588	100		588	39,023
UST	252	45		113	7,499
TOTALS	840			701	46,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	701	91.1600	102.10	71,572	1950	1970	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2023 Heated Area: 588 HX Base Yr



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COLUMBIA COUNTY PROPERTY

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GRANTOR: DUANE E & KAREN K THO						
GRANTEE: DUANE THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W21 S12 E21 BAS= S28 W21 N28 E21$N12$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/17/2021 BY ME Total Acres: 0.24 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/18/2025 BY SYS