C DIV: 70 FT E & W BY 105 FT N & BLOCK 52.

VINE LLC
335 SW INWOOD CT
LAKE CITY, FL 32025

2025

00-00-00-12796-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

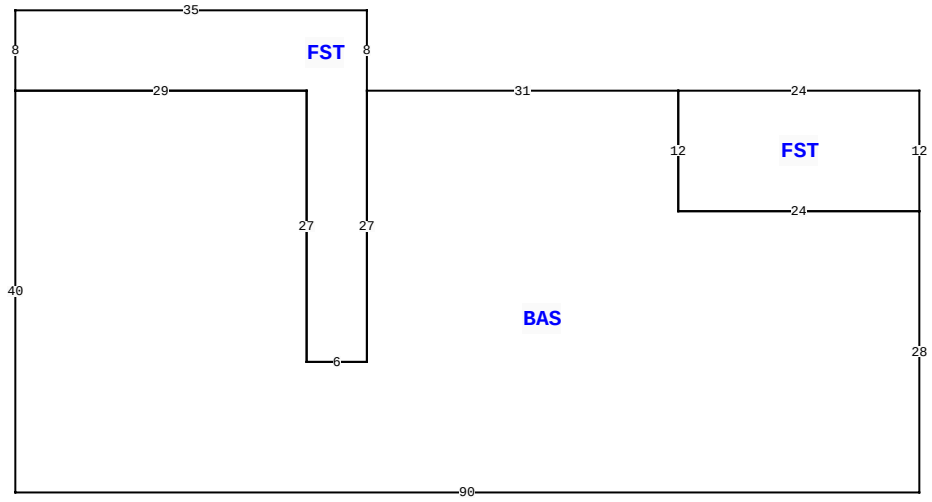
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,150	100		3,150	106,864
FST	288	50		144	4,885
FST	442	50		221	7,498
TOTALS	3,880			3,515	119,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,515	91.6906	67.85	238,493	1958	1985	0	0	0	50.00	50.00

1 OFFICE LOW – 0% - 0 Heated Area: 3150 HX Base Yr



321 SW MAIN BLVD, 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	119,246
TOTAL MARKET OB/XF VALUE	1,558
TOTAL LAND VALUE - MARKET	45,045
TOTAL MARKET VALUE	165,849
SOH/AGL Deduction	0
ASSESSED VALUE	165,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,849
TOTAL JUST VALUE	165,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	162,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3628	ADDN COMM	337	03/10/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/2799	11/14/2019	WD	Q	I	01	150,000
GRANTOR: ELAINE R DAVIS						
GRANTEE: VINE LLC						
1325/2531	11/17/2016	WD	U	I	11	100
GRANTOR: JOHNNY M HAMM						
GRANTEE: ELAINE R DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FST= N8 W35 S8 E29S27 E6 N27$ S27 W6 N27 W29 S40E90
N28 FST= N12 W24 S12 E24$ W24 N12$.

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	0169	FENCE/WOOD	0	0	0	0	62.00	UT	18.00	18.00	50	2008	2008	3	50	558	

LAND DESCRIPTION

TOTAL OB/XF 1,558

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	1700	C	1STORY OFF	0		CG	105.00	65.00	6,825.00	SF		1.00	1.00	1.20	5.50	6.60	45,045							

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.16 Total Land Value: 45,045 Market: 0 Agricultural: 0 Common: 45,045 PRINTED 06/20/2025 BY SYS