C DIV: 77 FT OFF N SIDE BLK 54

434-135, 831-2048, WD 1126-2419,

WEN-ONE FLORIDA INC
296 S MARION AVE
LAKE CITY, FL 32025

2026

00-00-00-12801-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06

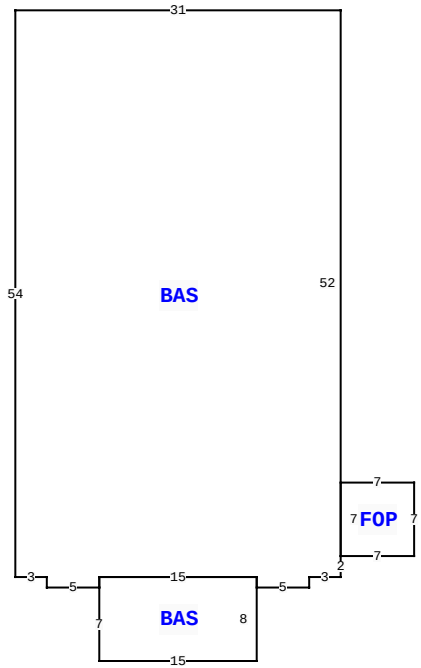
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	10,157
BAS	1,684	100		1,684	142,534
FOP	49	30		15	1,270
TOTALS	1,853			1,819	153,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,819	124.3242	92.00	167,348	1998	2015	0	0	0	8.00	92.00

1 OFFICE LOW 0% - 2023 Heated Area: 1804 HX Base Yr



296 S MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	153,960
TOTAL MARKET OB/XF VALUE	5,920
TOTAL LAND VALUE - MARKET	48,125
TOTAL MARKET VALUE	208,005
SOH/AGL Deduction	0
ASSESSED VALUE	208,005
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,005
TOTAL JUST VALUE	208,005
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,679

PRMT:1:1: NEW SOUTHERN EXPOSURE BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045496	Remodel	15,000	09/23/2022
374	MAINT/ALTR	100	07/10/2012
1280	MAINT/ALTR	75	04/28/2009
1225	ADDN COMM	113	04/28/2009
1069	COMMERCIAL	0	12/31/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/452	12/14/2022	WD	U	I	37	300,000
GRANTOR: DNEAL INC						
GRANTEE: WEN-ONE FLORIDA INC						
1126/2419	7/30/2007	WD	Q	I		200,000
GRANTOR: SHERILYN BURNHAM						
GRANTEE: DNEAL INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S54 E3 S1 E5 BAS= S7 E15 N8 W15 S1$ N1 E15 S1 E5 N1 E3N2 FOP= E7 N7 W7 S7$ N52$.

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	70	22	1,540.00	UT	3.00	3.00	100	1998	1998	3	100	4,620	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,920

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	77.00	200.00	15,400.00	SF		1.00	1.00	1.25	2.50	3.13	48,125							

REVIEW DATE 01/07/2023 BY ME Total Acres: 0.35 Total Land Value: 48,125 Market: 0 Agricultural: 0 Common: 48,125 PRINTED 11/18/2025 BY SYS