C DIV: SW1/4 EX 4.50 FT OFF E SI
BLOCK 55.

TIRCOMM FINANCIAL SERVICES, LLC
3455 PEACHTREE INDUSTRIAL BOUL, SUITE 305
DULUTH, GA 30096

2026

00-00-00-12807-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

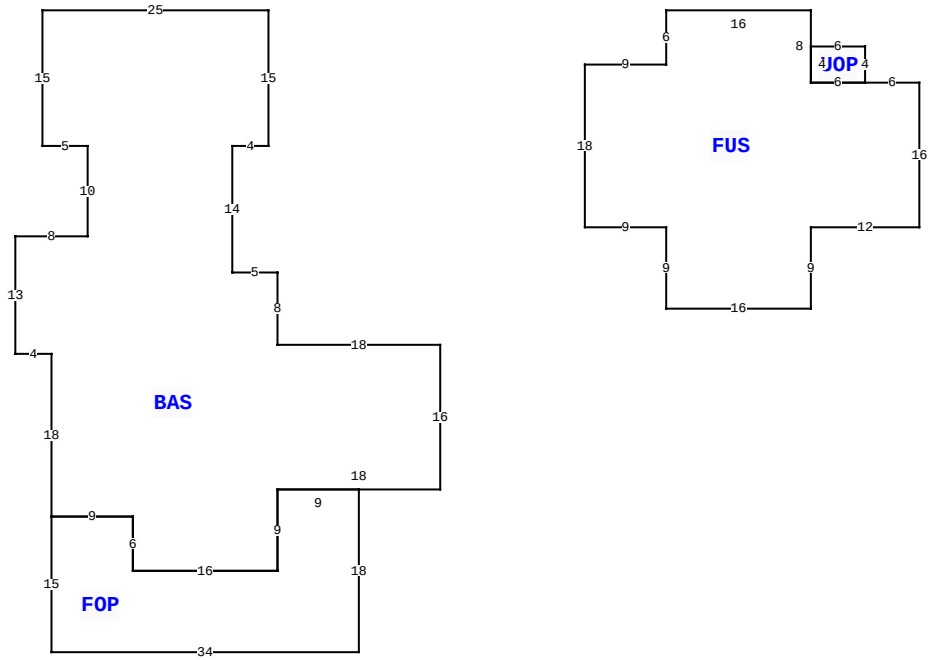
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	04	04 100
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	1,726	100		1,726	67,392
FOP	441	30		132	5,154
FUS	882	100		882	34,438
UOP	24	20		5	195
TOTALS	3,073			2,745	107,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,745	105.5226	78.09	214,357	1910	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2023 Heated Area: 2608 HX Base Yr



323 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	107,178
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	27,048
TOTAL MARKET VALUE	134,326
SOH/AGL Deduction	0
ASSESSED VALUE	134,326
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,326
TOTAL JUST VALUE	134,326
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,326

LAND:1:1: 105 X 103 LESS 236 SF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2044	ADDN COMM	79	02/18/2011
235	MAINT/ALTR	50	07/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1182	8/29/2022	WD	Q	I	01	165,700
GRANTOR: CROWETZ IRVING						
GRANTEE: TIRCOMM FINANCIAL S						
1164/2597	12/15/2008	WD	U	I	11	100
GRANTOR: IRVING CROWETZ						
GRANTEE: IRVING CROWETZ & ET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S15 E5 S10 W8 S13 E4S18 FOP= S15 E34 N18 W9 S9 W16 N6 W9$ E9 S6 E16 N9 E18 N16 W18 N8 W5 N14 E4 N15$ PTR= E60 FUS= W16 S6 W9 S18 E9 S9 E16 N9 E12 N16 W6 UOP= N4 W6 S4 E6$ W6 N8$ W60$.

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	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	103.00	10,819.00	SF		1.00	1.00	1.00	2.50	2.50	27,048							

REVIEW DATE 11/02/2022 BY ME Total Acres: 0.25 Total Land Value: 27,048 Market: 0 Agricultural: 0 Common: 27,048 PRINTED 11/17/2025 BY SYS