

E DIV: BEG INTERS W R/W ANDERSON
R/W DUVAL ST, RUN NE ALONG R/W 1
W 102.94 FT, S 195.23 FT TO N R/

GUINN III PROPERTIES LLC
220 SE 20TH TERRACE
OCALA, FL 34471

2026

00-00-00-12908-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	04	04
DOR CODE	2500REPAIR SERVICE	
MAP NUM	MKT AREA	07
NEIGHBORHOOD/LOC 860317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,068	110		1,175	18,097
BAS	1,426	100		1,426	21,963
BAS	2,566	100		2,566	39,521
CAN	380	30		114	1,756
CAN	440	30		132	2,033
UST	328	40		131	2,018
UST	1,580	40		632	9,734
TOTALS	7,788			6,176	95,123

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	2,064.00	UT	0.70
2	0215	HYDRA LEVE	0	0	0	0	2.00	UT	5,000.00
3	0140	CLFENCE	6	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2500	C	SRVC SHOPS	0		*CG	0.00	0.00	34,546.00

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

8700 04 6,176 67.5488 25.67 158,538 1984 1984 0 0 0 40.00 60.00

1 PREF M B A 0% - 0

Heated Area: 5060

HX Base Yr

837 E DUVAL ST, LAKE CITY										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
2,064.00	UT	0.70	0.70	100	1993	1993	3	100	1,445				
2.00	UT	5,000.00	5,000.00	100	1993	1993	3	100	10,000				
1.00	UT	0.00	0.00	100	2001	2001	3	100	600				

TOTAL OB/XF										12,045							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	2500	C	SRVC SHOPS	0		*CG	0.00	0.00	34,546.00	SF		1.00	1.00	1.00	2.50	2.50	86,365

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE					95,123
TOTAL MARKET OB/XF VALUE					12,045
TOTAL LAND VALUE - MARKET					86,365
TOTAL MARKET VALUE					193,533
SOH/AGL Deduction					0
ASSESSED VALUE					193,533
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					193,533
TOTAL JUST VALUE					193,533
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					193,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
099	COMMERCIAL	35,000	12/01/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1393/1448	8/29/2019	WD	U	I	12	165,000
GRANTOR: COLUMBIA BANK INC						
GRANTEE: GUINN III PROPERTIE						
1381/2398	4/03/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W31 UST= N20 W60 CAN= N20 W19 S20 E19\$ W19 S20 AOF= S37									
BAS= S9 CAN= S4 E110\$ N4 W110\$ E79 N46 W18 UST= W41 S8 E41 N8\$									
S8 W41 S29 W20\$ E20 N29 E41 N8 W61\$ E79\$ S46 E31 N46\$.									