E DIV: LOTS 5, 6 & 10 FT OFF E S
BLOCK 1 MURRAYS S/D.

OLIVIA RAE INVESTMENTS INC
PO BOX 2147
LAKE CITY, FL 32056

2026

00-00-00-12922-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

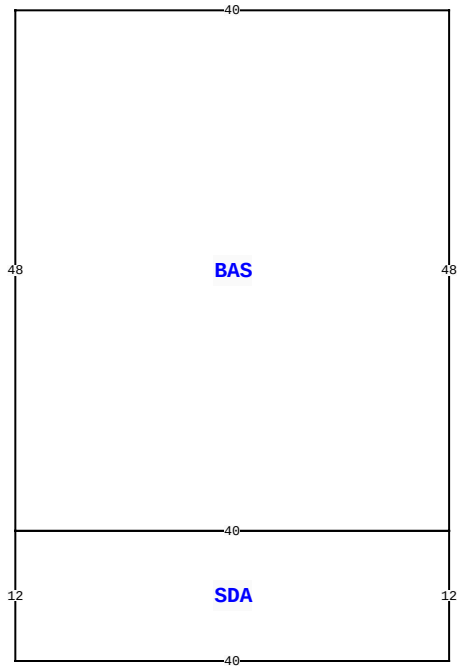
DOR CODE	2500	REPAIR SERVICE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	44,553
SDA	480	185		888	20,606
TOTALS	2,400			2,808	65,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	06	2,808	86.1000	42.19	118,470	1950	1995	0	0	0	45.00	55.00

1 SERV SHOP 0% - 2025 Heated Area: 2400 HX Base Yr



986 E DUVAL ST, 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	65,158
TOTAL MARKET OB/XF VALUE	3,690
TOTAL LAND VALUE - MARKET	50,375
TOTAL MARKET VALUE	119,223
SOH/AGL Deduction	0
ASSESSED VALUE	119,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,223
TOTAL JUST VALUE	119,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	122,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0180	MAINT/ALTR	50	04/22/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1516/12	5/29/2024	WD	U	I	37	200,000
GRANTOR: LC7CORP LLC						
GRANTEE: OLIVIA RAE INVESTME						
1365/0072	7/16/2018	WD	U	I	11	100
GRANTOR: DALE W NIMMO & TAMMY						
GRANTEE: LC7CORP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S48 SDA= S12 E40 N12 W40$ E40 N48$.

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	2001	2001	3	100	100	
2	0260	PAVEMENT-A	0	0	68	32	2,176.00	UT	1.10	1.10	100	2004	2004	3	100	2,394	
3	0140	CLFENCE 6	0	0	23	8	184.00	UT	6.50	6.50	100	2004	2004	3	100	1,196	

LAND DESCRIPTION

TOTAL OB/XF 3,690

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	2500	C	SRVC SHOPS	0		*CG	130.00	155.00	20,150.00	SF		1.00	1.00	1.00	2.50	2.50	50,375							

REVIEW DATE 06/07/2024 BY ME Total Acres: 0.46 Total Land Value: 50,375 Market: 0 Agricultural: 0 Common: 50,375 PRINTED 10/08/2025 BY SYS