E DIV: E1/2 OF FRACTIONAL BLOCK

648-684, 767-1624, WD 1482-640,

BATIR HOLDING LAKE CITY, LLC
2173 S WOODLAND BLVD
DELAND, FL 32720

2026

00-00-00-13237-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

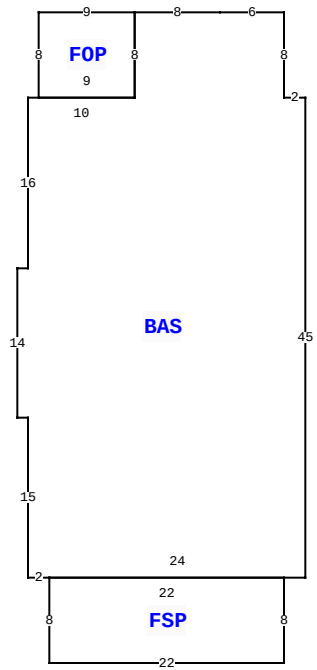
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	37,448
FOP	72	30		22	636
FSP	176	40		70	2,023
TOTALS	1,544			1,388	40,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,388	51.6000	57.79	80,213	1930	1930	15	0	0	35.00	50.00

1 SINGLE FAM 0% - 2023 Heated Area: 1296 HX Base Yr



560 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	40,106
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	31,395
TOTAL MARKET VALUE	71,701
SOH/AGL Deduction	0
ASSESSED VALUE	71,701
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,701
TOTAL JUST VALUE	71,701
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
666			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/640	12/07/2022	WD	Q	I	05	3,000,000
GRANTOR: RONSONET NORBIE & MAR						
GRANTEE: BATIR HOLDING LAKE						
0648/0684	4/07/1988	WD	Q	I		20,000
GRANTOR: MOORE FRANCES E						
GRANTEE: RONSONET NORBIE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= W9 S8 E9 N8 $ S8 W10 S16 W1 S14 E1 S15 E2 FSP= S8 E22 N8 W22$ E24 N45 W2 N8 W6$.

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	0294	SHED WOOD/	0	0	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	65.00	161.00	10,465.00	SF		1.00	1.00	1.00	3.00	3.00	31,395							

REVIEW DATE 01/26/2023 BY ME Total Acres: 0.24 Total Land Value: 31,395 Market: 0 Agricultural: 0 Common: 31,395 PRINTED 11/17/2025 BY SYS