E DIV: N1/2 OF E1/2 OF BLOCK 260

976-1381, 1040-1470, WD 1042-233

TRITON INVESTMENT GROUP LLC
537 SW WINDSOR DR
LAKE CITY, FL 32024

2026

00-00-00-13241-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

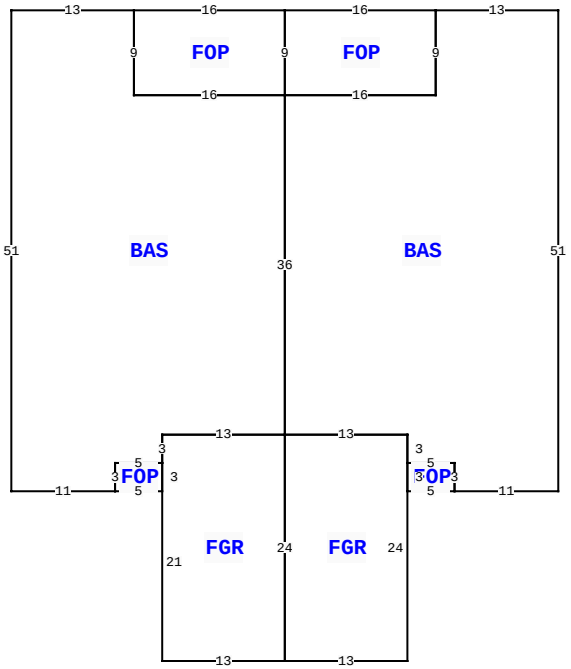
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	1,242	100		1,242	93,801
BAS	1,242	100		1,242	93,801
FGR	312	55		172	12,990
FGR	312	55		172	12,990
FOP	15	30		4	302
FOP	15	30		4	302
FOP	144	30		43	3,247
FOP	144	30		43	3,247
TOTALS	3,426			2,922	220,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,922	109.6992	93.24	272,447	2006	2006	0	0	0	19.00	81.00

1 DUPLEX 0% - 0 Heated Area: 2484 HX Base Yr



148 SE VICKERS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	220,682
TOTAL MARKET OB/XF VALUE	2,972
TOTAL LAND VALUE - MARKET	12,500
TOTAL MARKET VALUE	236,154
SOH/AGL Deduction	0
ASSESSED VALUE	236,154
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,154
TOTAL JUST VALUE	236,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
339	MAINT/ALTR	85	08/01/2013
3560	MULTIFAM	833	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1354/2461	2/28/2018	WD	U	I	12	147,000
GRANTOR: WILMINGTON TRUST, NA						
GRANTEE: TRITON INVESTMENT G						
1352/2296	1/17/2018	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WILMINGTON TRUST, N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= S9 W16 N9 E16$ S9 W16 FOP= N9 W16 S9 E16$ BAS= W16 N9 W13 S51 E11 FOP= N3 E5 S3 W5$ N3 E5 FGR= S21 E13 N24 W13 S3 $ N3 E13 N36$ S36 FGR= S24 E13 N24 W13$ E13 S3 FOP= S3 E5 N3 W5$ E5 S3 E11 N51$.

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	924.00	UT	3.00	3.00	100	2006	2006	3	100	2,772	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,972

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	0800	C	MULTI-FAM	0			0.00	0.00	10,000.00	SF		1.00	1.00	1.25	1.00	1.25	12,500							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.23 Total Land Value: 12,500 Market: 0 Agricultural: 0 Common: 12,500 PRINTED 11/17/2025 BY SYS