S DIV: LOT 19 LESLIE S/D.

535-583,

**MUENCHEN JOHN R**
854 SW BISCAYNE GLN
LAKE CITY, FL 32025

**2026**

**00-00-00-13684-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

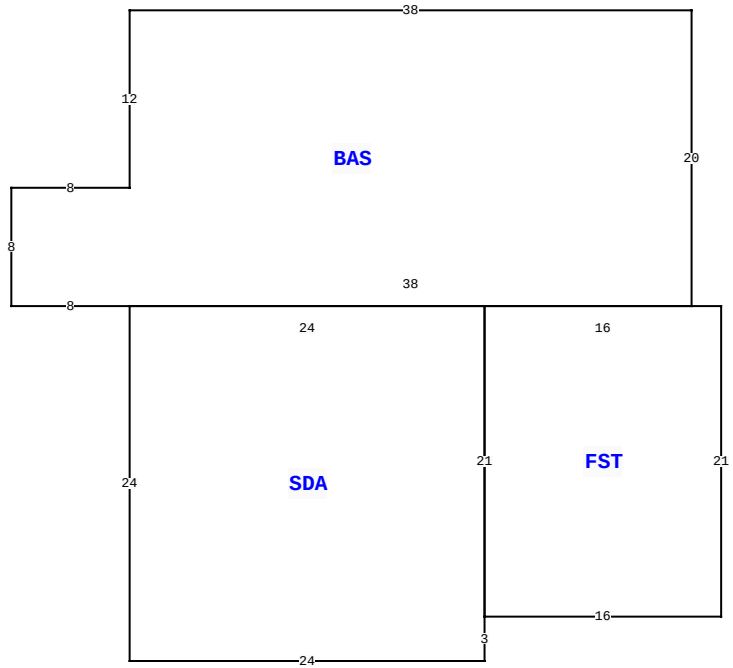
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 07 | ENG PACKGE 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 5 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 824 | 100 | | 824 | 28,799 |
| FST | 336 | 50 | | 168 | 5,872 |
| SDA | 576 | 110 | | 634 | 22,159 |
| TOTALS | 1,736 | | | 1,626 | 56,828 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 1,626 | 94.4580 | 69.90 | 113,657 | 1948 | 1948 | 0 | 0 | 0 | 50.00 | 50.00 |

1 OFFICE LOW 0% - 0 Heated Area: 1400 HX Base Yr




561 SE PERRY AVE, 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 | 56,828 |
| TOTAL MARKET OB/XF VALUE | 6,179 |
| TOTAL LAND VALUE - MARKET | 16,515 |
| TOTAL MARKET VALUE | 79,522 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 79,522 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 79,522 |
| TOTAL JUST VALUE | 79,522 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 79,522 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 25-0178 | REROOF - METAL RO | | 03/03/2025 |
| 218 | MAINT/ALTR | 50 | 06/09/2014 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0483/0380 | 12/01/1981 | WD | Q | I | | 30,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0435/0326 | 10/01/1979 | 03 | Q | I | | 18,500 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W38 S12 W8 S8 E8 SDA= S24 E24 N3 FST= E16 N21 W16 S21$ N21W24$ E38 N20$.

### 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 | 0 | 0 | 3 | 100 | 450 | |
| 2 | 0010 | BARN,BLK | 0 | 0 | 22 | 28 | 616.00 | UT | 9.30 | 9.30 | 100 | 0 | 0 | 3 | 100 | 5,729 | |

### LAND DESCRIPTION

TOTAL OB/XF 6,179

| 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 | 1100 | C | STORE 1FLR | 0 | | RO | 0.00 | 0.00 | 10,689.00 | SF | | 1.00 | 1.00 | 1.55 | 1.00 | 1.55 | 16,515 | | | | | | | |

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.25 Total Land Value: 16,515 Market: 0 Agricultural: 0 Common: 16,515 PRINTED 11/18/2025 BY SYS