S DIV: LOT 2 BLOCK E CHALKERS S/
485-712, 816-1960, WD 1491-1136,

CAMP STREET LLC
1740 US HIGHWAY 90 W
LAKE CITY, FL 32055

2026

00-00-00-13800-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100		2,080	122,980
UOP	320	20		64	3,784
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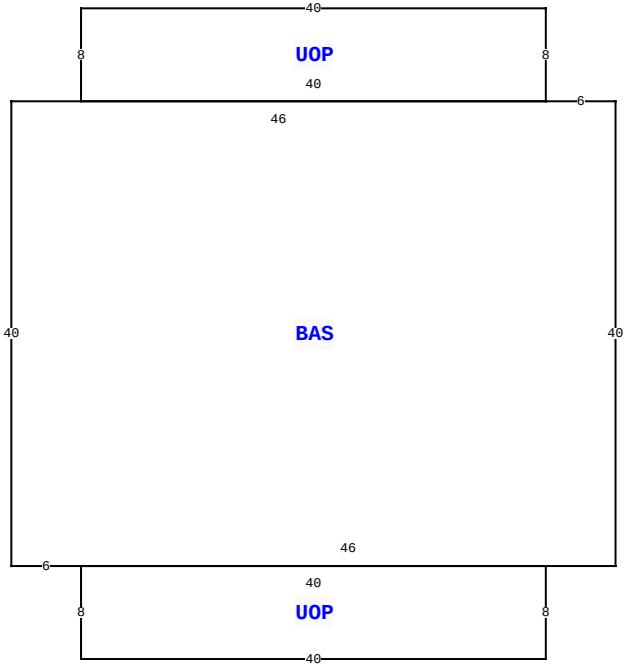
TOTALS	2,720			2,208	130,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	2,208	111.3000	94.60	208,877	1955	1995	0	0	0	37.50	62.50

1 TRI/QUAD 0% - 2024 Heated Area: 2080 HX Base Yr



246 SE CAMP ST, 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	130,548
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	9,600
TOTAL MARKET VALUE	140,448
SOH/AGL Deduction	0
ASSESSED VALUE	140,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,448
TOTAL JUST VALUE	140,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,059

BLDG:1:1: 1992 DOR STUDY

LAND:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/2016	9/26/2023	QC	U	I	11	100
GRANTOR: UNITETIS BARRY						
GRANTEE: UNIETIS HAZEL A FAM						
1499/2017	9/15/2023	QC	U	I	11	100
GRANTOR: UNIETIS KEITH						
GRANTEE: UNIETIS HAZEL A FAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N8 W40 S8 E40$ W46 S40 E6 UOP= S8 E40 N8 W40$ E46 N40$.

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	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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		RSF-2	0.00	0.00	9,600.00	SF		1.00	1.00	1.00	1.00	1.00	9,600							

REVIEW DATE 10/11/2023 BY TP Total Acres: 0.22 Total Land Value: 9,600 Market: 0 Agricultural: 0 Common: 9,600 PRINTED 11/19/2025 BY SYS