S DIV: LOTS 14 & 15 BLOCK 5 AVON SUWANNEE INVESTMENT CORP

638-585, 765-910 ,

2026

00-00-00-13876-000

BUILDING CHARACTERISTICS

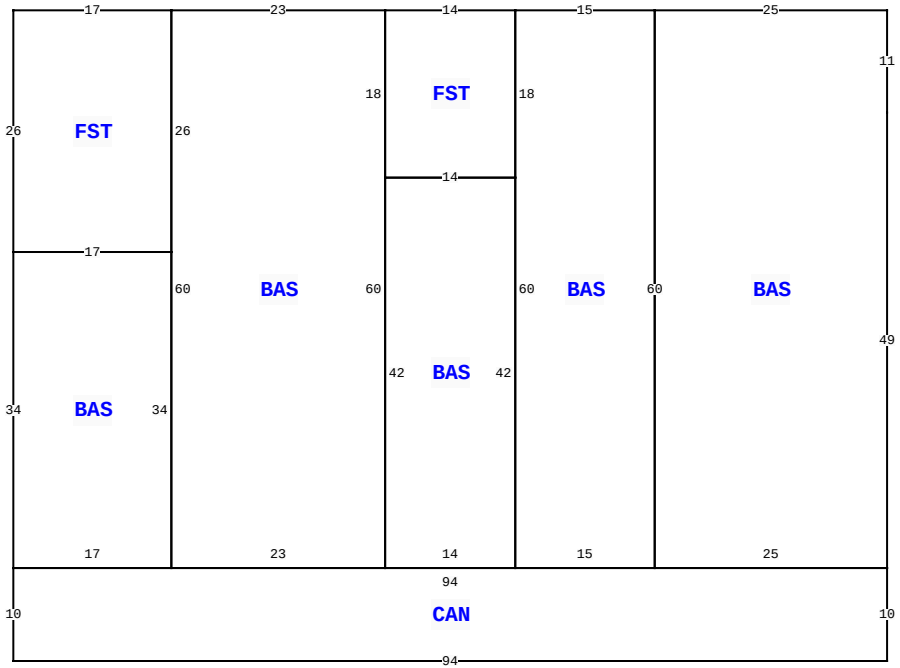
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	578	100		578	14,444
BAS	588	100		588	14,694
BAS	900	100		900	22,491
BAS	1,380	100		1,380	34,486
BAS	1,500	100		1,500	37,485
CAN	940	30		282	7,047
FST	252	50		126	3,149
FST	442	50		221	5,523
TOTALS	6,580			5,575	139,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	5,575	78.0932	49.98	278,638	1989	1989	0	0	0	50.00	50.00

1 SHOP NBHD 0% - 0 Heated Area: 4946 HX Base Yr



618 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	139,319
TOTAL MARKET OB/XF VALUE	6,967
TOTAL LAND VALUE - MARKET	28,125
TOTAL MARKET VALUE	174,411
SOH/AGL Deduction	0
ASSESSED VALUE	174,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,411
TOTAL JUST VALUE	174,411
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17	MAINT/ALTR	175	01/26/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0765/0910	9/15/1992	CT	U	I	11	125,000

GRANTOR: LAKE CITY PROPERTIES

GRANTEE: SUWANNEE INVESTMENT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N11 W25 S60 BAS= N60 W15 S60 BAS= N42 W14 FST= N18 E14 S18 W14$ S42 BAS= N60W23 S60 BAS= N34 W17 FST= N26 E17 S26 W17$ S34 E17$ E23$E14$ E15$ E25 CAN= W94 S10 E94 N10$ N49$.

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	0260	PAVEMENT-A	0	0	0	0	5,184.00	UT	0.90	0.90	100	0	0	3	100	4,666	
2	0258	PATIO	0	0	13	59	767.00	UT	3.00	3.00	100	0	0	3	100	2,301	

LAND DESCRIPTION

TOTAL OB/XF 6,967

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	1600	C	SH CTR COM	0		*CG	100.00	125.00	12,500.00	SF		1.00	1.00	1.00	2.25	2.25	28,125							

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.29 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 11/06/2025 BY SYS