PART OF BLK 322 S DIV: BEG SW
COR OF BLK 322, N 198 FT, E
100 FT, S 189 FT TO N R/W OF

RBG-CM LLC
1850 COLWOOD CT
JACKSONVILLE, FL 32217

**2026**

**00-00-00-14108-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

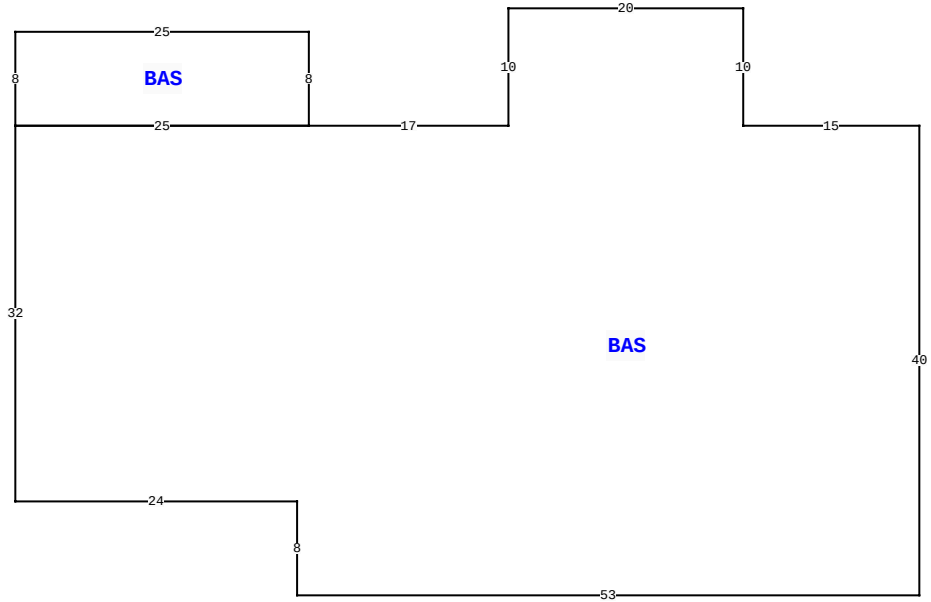
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 03 | 03 |
| DOR CODE | 1900 | PROFESS SVC/BLD |
| 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 | 200 | 100 | | 200 | 5,196 |
| BAS | 3,088 | 100 | | 3,088 | 80,226 |
| TOTALS | 3,288 | | | 3,288 | 85,422 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 3,288 | 70.2225 | 51.96 | 170,844 | 1967 | 1967 | 0 | 0 | 0 | 50.00 | 50.00 |

1 OFFICE LOW 0% - 0 Heated Area: 3288 HX Base Yr




819 SW ALACHUA 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 | 85,422 |
| TOTAL MARKET OB/XF VALUE | 400 |
| TOTAL LAND VALUE - MARKET | 19,800 |
| TOTAL MARKET VALUE | 105,622 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 105,622 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 105,622 |
| TOTAL JUST VALUE | 105,622 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 105,622 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13-095 | MAINT/ALTR | 75 | 03/05/2013 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1022/2788 | 8/06/2004 | WD | Q | I | | 180,000 |

GRANTOR: ELIZABETH & DONALD H

GRANTEE: RICARDO & PATRICIA

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W15 N10 W20 S10 W17 BAS= N8 W25 S8 E25$ W25 S32 E24 S8 E53 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 | 400 | |

### LAND DESCRIPTION

TOTAL OB/XF 400

| 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 | 1900 | C | PROF BLDG | 0 | | CG | 0.00 | 0.00 | 19,800.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 19,800 | | | | | | | |

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.45 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 11/18/2025 BY SYS