COMM SE COR OF SW1/4 OF SE1/4, R
TO W R/W US-441, RUN NW'LY ALONG
POB, CONT NW 300 FT, SW 300 FT,

FITZPARICK TRAVIS/FITZPARICK BRIANNA
PO BOX 3547
LAKE CITY, FL 32056

2026

19-3S-17-05088-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

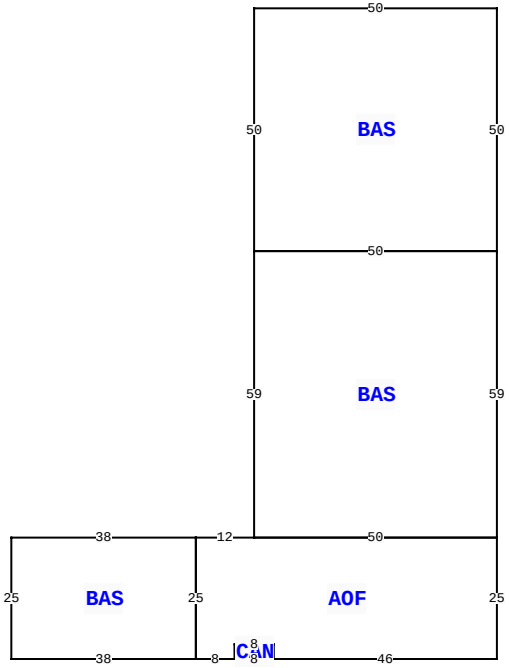
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,526	150		2,289	48,893
BAS	950	100		950	20,292
BAS	2,500	100		2,500	53,400
BAS	2,950	100		2,950	63,012
CAN	24	30		7	149
TOTALS	7,950			8,696	185,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	8,696	93.6936	35.60	309,578	1997	1997	0	0	0	40.00	60.00

1 PREF M B A 0% - 2025 Heated Area: 7926 HX Base Yr



1812 NW MAIN BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,747
TOTAL MARKET OB/XF VALUE	12,015
TOTAL LAND VALUE - MARKET	36,225
TOTAL MARKET VALUE	233,987
SOH/AGL Deduction	0
ASSESSED VALUE	233,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,987
TOTAL JUST VALUE	233,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,274

SALE:1:1: 2.07 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31456	COMMERCIAL	100	09/16/2013
31149	COMMERCIAL	165	06/18/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1524/1667	9/30/2024	WD	U	I	30	1,000,000
GRANTOR: SOUTHERN SPECIALIZED						
GRANTEE: FITZPARICK TRAVIS						
1246/1158	12/04/2012	QC	U	I	11	100
GRANTOR: RONALD T BUCHNER						
GRANTEE: SOUTHERN SPECIALIZE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S59 AOF= W12 BAS= W38 S25 E38 N25$ S25 E8 CAN= E8 N3 W8 S3$ N3 E8 S3 E46 N25 W50$ E50 N59 BAS= N50 W50 S50 E50$.

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	1,410.00	UT	1.50	1.50	100	1997	1997	3	100	2,115	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	3,500	
3	0260	PAVEMENT-A	0	0	80	100	8,000.00	UT	1.60	1.60	50	2011	2011	3	50	6,400	

LAND DESCRIPTION

TOTAL OB/XF 12,015

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	2500	C	SRVC SHOPS	0		I	300.00	300.00	2.07	AC		1.00	1.00	1.00	17,500.00	17,500.00	36,225							

REVIEW DATE 12/18/2024 BY TP Total Acres: 2.07 Total Land Value: 36,225 Market: 0 Agricultural: 0 Common: 36,225 PRINTED 10/02/2025 BY SYS