BEG INTERS OF W LINE OF ACL RR &
RUN W ALONG US-90 674 FT FOR POB
S 100 FT, NE ALONG RR 140 FT, N

MIKELL SHIRLEY B
120 SW MARKS DR
LAKE CITY, FL 32024

2026

31-3S-17-05944-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

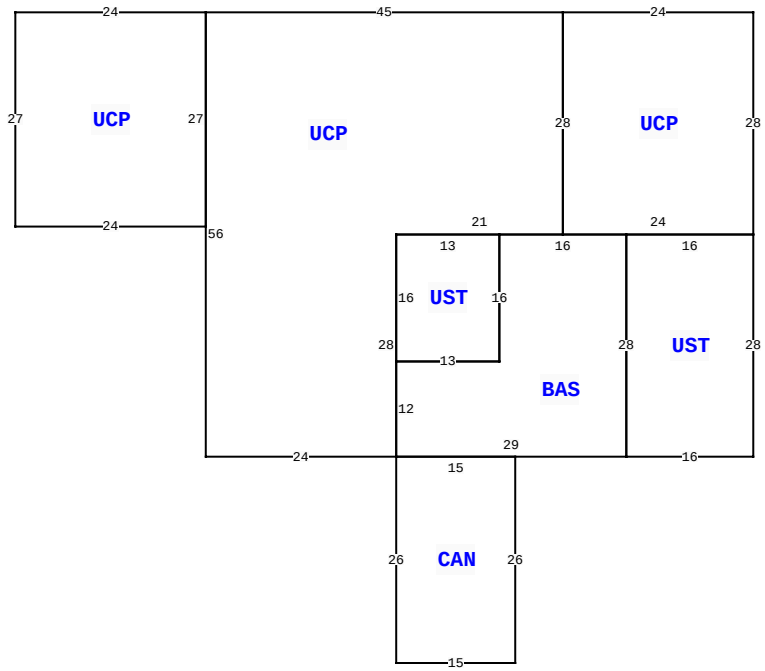
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	604	100		604	10,106
CAN	390	30		117	1,957
UCP	648	20		130	2,175
UCP	672	20		134	2,242
UCP	1,932	20		386	6,458
UST	208	40		83	1,389
UST	448	40		179	2,995
TOTALS	4,902			1,633	27,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7300	04	1,633	62.0865	30.42	49,676	1955	1995	0	0	0	45.00	55.00

1 SER/SALES 0% - 0 Heated Area: 604 HX Base Yr



1152 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	27,322
TOTAL MARKET OB/XF VALUE	2,280
TOTAL LAND VALUE - MARKET	119,000
TOTAL MARKET VALUE	148,602
SOH/AGL Deduction	0
ASSESSED VALUE	148,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,602
TOTAL JUST VALUE	148,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UCP= W24 UCP= W45 UCP= W24 S27 E24 N27$ S56 E24 N28 E21 N28$S28 E24 UST= W16 BAS= W16 UST= W13 S16 E13 N16$ S16 W13 S12 CAN= S26 E15 N26 W15$ E29 N28$ S28 E16 N28$ N28 $.

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	2,280	

LAND DESCRIPTION

TOTAL OB/XF 2,280

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	140.00	100.00	14,000.00	SF		1.00	1.00	1.00	8.50	8.50	119,000							

REVIEW DATE 04/11/2016 BY CP Total Acres: 0.32 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000 PRINTED 11/17/2025 BY SYS