BEG SW COR OF NE1/4 OF SW1/4, RU TO ACL RR R/W, NE ALONG R/W 211. FT FOR POB, CONT NW 394.50 FT, N

CITY OF LAKE CITY, FLORIDA
205 NORTH MARION AVE
LAKE CITY, FL 32055

2026

31-3S-17-05956-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

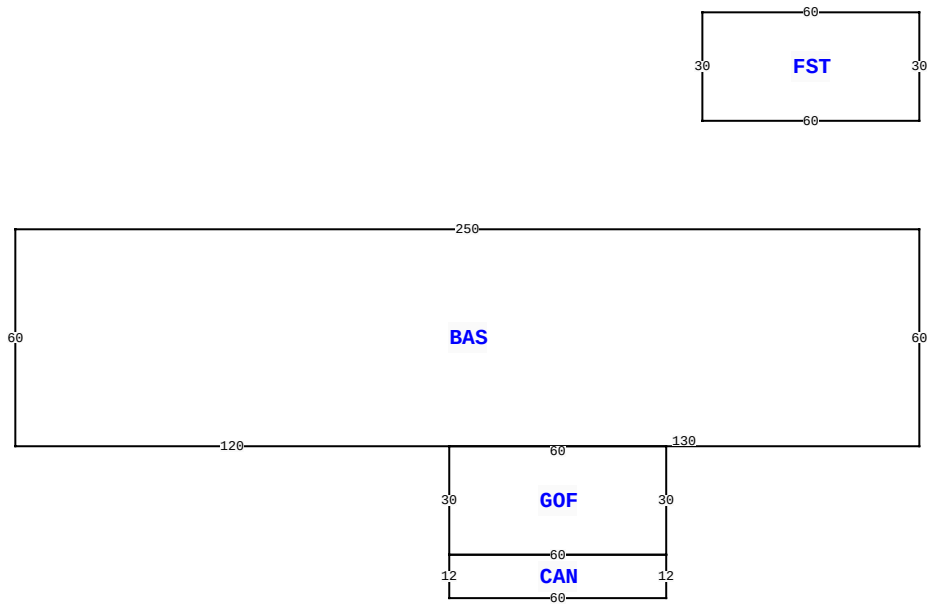
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	8900	MUNICIPAL IMP-EX
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	15,000	100		15,000	343,569
CAN	720	30		216	4,947
FST	1,800	70		1,260	28,860
GOF	1,800	185		3,330	76,272
TOTALS	19,320			19,806	453,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	19,806	92.1595	32.26	638,942	2002	2002	0	0	0	29.00	71.00

2 PREF M B S 0% - 0 Heated Area: 16800 HX Base Yr



590 SW ARLINGTON BLVD, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		453,649
TOTAL MARKET OB/XF VALUE		5,810
TOTAL LAND VALUE - MARKET		68,215
TOTAL MARKET VALUE		527,674
SOH/AGL Deduction		0
ASSESSED VALUE		527,674
TOTAL EXEMPTION VALUE	04	527,674
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		527,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,453

SALE:3:1: 75,794 SF COMMERCIAL PROPERTY

LAND:1:1: 150 X 429 + 19,225 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16992	COMMERCIAL	360	05/22/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/1020	9/19/2016	QC	U	I	11	100
GRANTOR:DOUGLAS E & KIMMY L E						
GRANTEE:CITY OF LAKE CITY,						
1322/1016	9/19/2016	WD	U	I	18	625,000
GRANTOR:CEE-BAS, INCORPORATED						
GRANTEE:CITY OF LAKE CITY,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W250 S60 E120 GOF= S30 CAN= S12 E60 N12 W60$ E60 N30 W60$ E130 N60$ PTR= N30 FST= N30 W60 S30 E60$ S30$.

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	2,010.00	UT	2.00	2.00	50	2009	2009	3	50	2,010	
2	0140	CLFENCE 6	0	0	0	0	760.00	UT	7.50	7.50	50	2011	2011	3	50	2,850	
3	0161	3-STRAND B	0	0	0	0	760.00	UT	1.25	1.25	100	2011	2011	3	100	950	

LAND DESCRIPTION

TOTAL OB/XF 5,810

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	4800	C	WAREHOUSE	0		*CG	150.00	428.00	75,794.00	SF		1.00	1.00	0.90	1.00	0.90	68,215							

REVIEW DATE 04/11/2016 BY DF Total Acres: 1.74 Total Land Value: 68,215 Market: 0 Agricultural: 0 Common: 68,215 PRINTED 11/17/2025 BY SYS