

LOTS 4 & 5 MIDTOWN COMMERCIAL
CENTER S/D. ORB 835-764,
WD 1067-1721, WD 1325-70,

MIDTOWN PROPERTIES HOLDINGS LLC
540 W DUVAL ST
LAKE CITY, FL 32055

2026

31-3S-17-06247-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing	14	100
Frame	05	STEEL 100
Story Height		15 100
RMS		15 100
Stories	1.	1. 100
Units		7 100
Condition Adj	03	03 100

Quality	05 05
DOR CODE	4817
MAP NUM	06
NEIGHBORHOOD/LOC	31317.060 1.00/

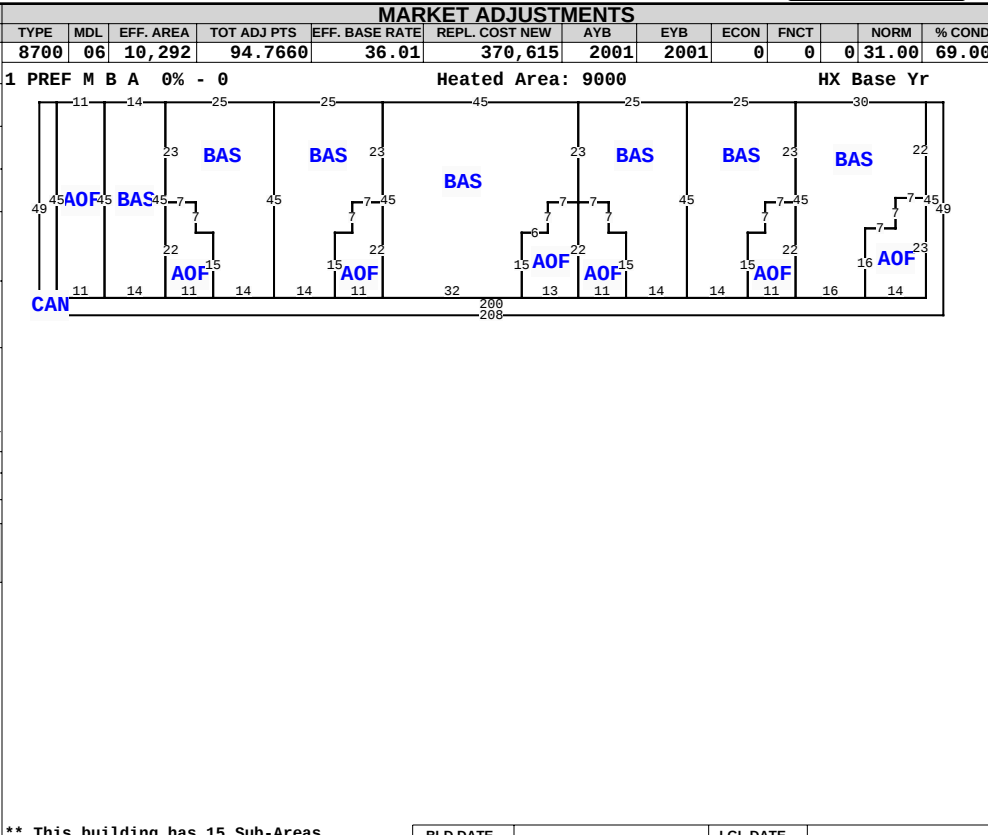
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	214	150		321	7,976
AOF	214	150		321	7,976
AOF	214	150		321	7,976
AOF	214	150		321	7,976
AOF	244	150		366	9,094
AOF	273	150		410	10,187
AOF	495	150		742	18,436
BAS	630	100		630	15,653
BAS	911	100		911	22,635
BAS	911	100		911	22,635
TOTALS	10,192			10,292	255,724

EXTRA FEATURES

L N	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	17,441.00	UT	0.90	0.90	100	2001	2001	3	100	15,697	
2	0150	CLFENCE 8	0	0	0	0	160.00	UT	6.50	6.50	100	2003	2003	3	100	1,040	
3	0140	CLFENCE 6	0	0	0	0	160.00	UT	6.50	6.50	100	2003	2003	3	100	1,040	
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	2008	2008	3	100	3,000	

LAND DESCRIPTION			TOTAL OB/XF 20,777														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	4817	C	STORG/ OFF	0		CI	0.00	0.00	2.00	LT		1.00	1.00	1.00	29,000.00	29,000.00	58,000

REVIEW DATE 12/15/2021 BY ME



** This building has 15 Sub-Areas

144 SW WATERFORD CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 2				Tax Dist:								
BUILDING MARKET VALUE								255,724				
TOTAL MARKET OB/XF VALUE								20,777				
TOTAL LAND VALUE - MARKET								58,000				
TOTAL MARKET VALUE								334,501				
SOH/AGL Deduction								0				
ASSESSED VALUE								334,501				
TOTAL EXEMPTION VALUE								0				
BASE TAXABLE VALUE								334,501				
TOTAL JUST VALUE								334,501				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								341,914				
LAND:1:1: 1.02 AC												