BEG AT NW COR OF LOT 19, BLK 2
MCFARLANE PARK, RUN SW 219.21
FT, NW 108.45 FT TO E R/W OF

JOE'S LAUNDROMAT LLC
P O BOX 1213
LAKE CITY, FL 32056

2026

31-3S-17-06262-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

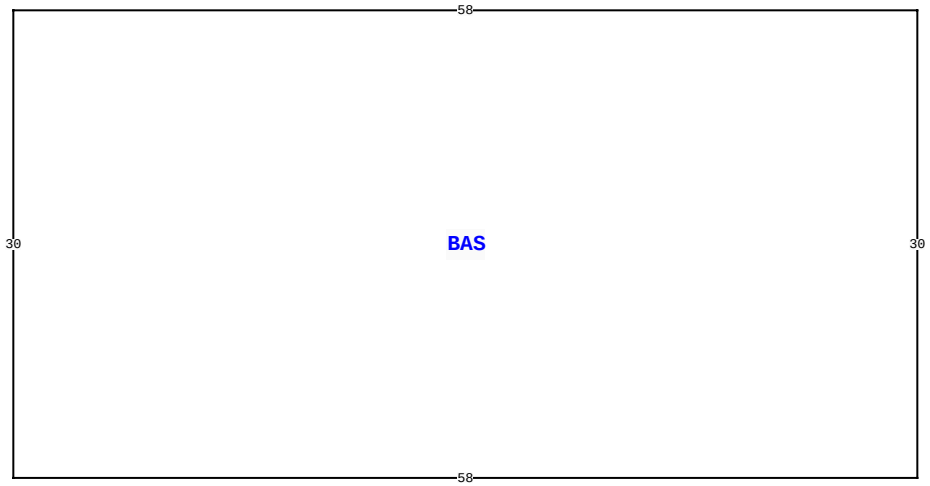
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	15	HARDTILE 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1100	STORES/1 STORY
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	1,740	100		1,740	104,082
TOTALS	1,740			1,740	104,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3434	04	1,740	125.7430	84.25	146,595	2002	2002	0	0	0	29.00	71.00

4 LAUNDROMAT 0% - 0 Heated Area: 1740 HX Base Yr



916 W DUVAL ST, 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	104,082
TOTAL MARKET OB/XF VALUE	15,448
TOTAL LAND VALUE - MARKET	177,725
TOTAL MARKET VALUE	297,255
SOH/AGL Deduction	0
ASSESSED VALUE	297,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,255
TOTAL JUST VALUE	297,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,187

SALE:1:1: 1.50 AC PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
02362	COMMERCIAL	242	05/08/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/0853	12/14/2012	WD	U	I	40	834,800
GRANTOR: ODR'S LAUNDROMAT LLC						
GRANTEE: JOE'S LAUNDROMAT LL						
1123/0005	6/21/2007	WD	Q	I	03	610,000
GRANTOR: LDL LLC						
GRANTEE: ODR'S LAUNDROMAT LL						

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	6,640.00	UT	2.00	2.00	100	2002	2002	3	100	13,280	
2	0169	FENCE/WOOD	0	0	0	0	113.00	UT	7.50	7.50	100	2002	2002	3	100	848	
3	0260	PAVEMENT-A	0	0	120	10	1,200.00	UT	1.10	1.10	100	0	0	3	100	1,320	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S30 E58 N30$.

LAND DESCRIPTION

TOTAL OB/XF 15,448

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	1100	C	STORE 1FLR	0		*RO	0.00	0.00	20,908.80	SF		1.00	1.00	1.00	8.50	8.50	177,725							

REVIEW DATE 04/11/2016 BY DF Total Acres: 0.48 Total Land Value: 177,725 Market: 0 Agricultural: 0 Common: 177,725 PRINTED 11/18/2025 BY SYS