E DIV: COMM NW COR OF BLOCK 297, R/W OF DUVAL ST 64.50 FT FOR POB FT, S 192 FT TO N R/W NASSAU ST,

WASDEN TRAMMEL C
728 E DUVAL ST
LAKE CITY, FL 32025

2026

32-3S-17-13376-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

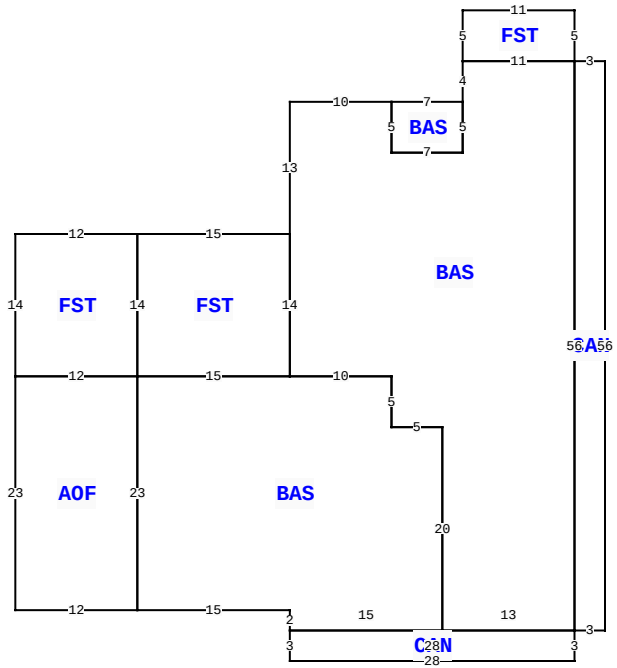
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	10	TERRAZZO 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	276	110		304	9,389
BAS	35	100		35	1,081
BAS	695	100		695	21,465
BAS	1,115	100		1,115	34,437
CAN	84	30		25	772
CAN	168	30		50	1,545
FST	55	50		28	865
FST	168	50		84	2,595
FST	210	50		105	3,243
TOTALS	2,806			2,441	75,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	2,441	80.2200	61.77	150,781	1950	1985	0	0	0	50.00	50.00

1 RESTAURANT 0% - 0 Heated Area: 2121 HX Base Yr



746 E DUVAL ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	75,390
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	38,000
TOTAL MARKET VALUE	114,690
SOH/AGL Deduction	0
ASSESSED VALUE	114,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,690
TOTAL JUST VALUE	114,690
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,690

LAND:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044119	Roof Replacement	18,425	04/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1046/0281	5/11/2005	WD	U	I	09	275,000
GRANTOR: SHEILA R LANG						
GRANTEE: TRAMMEL WASDEN						
0883/2448	7/01/1999	WD	Q	I	03	120,000
GRANTOR: MASON-KEEN						
GRANTEE: LANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S13 FST= W15 FST= W12 S14 E12 N14$ S14 E15 N14$ S14 BAS= W15 AOF= W12 S23 E12 N23$ S23 E15 S2 CAN= S3 E28 N3 CAN= E3 N56 W3 S56$ W28$ E15 N20 W5 N5 W10$ E10 S5 E5 S20 E13 N56 FST= N5 W11 S5 E11$ W11S4 BAS= W7 S5 E7 N5 $ S5 W7 N5$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	100	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	2100	C	RESTAURANT	0		*CI	100.00	190.00	19,000.00	SF		1.00	1.00	0.80	2.50	2.00	38,000							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.44 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 11/17/2025 BY SYS