

E DIV: BEG NW COR BLOCK 297, RUN
S 195.1 FT TO N R/W NASSAU ST, R
TO A PT 20.95 FT E OF W LINE BLO

WASDEN TRAMMEL
728 E DUVAL ST
LAKE CITY, FL 32025

2026

32-3S-17-13378-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	04	PLYWOOD 50
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		6 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	1100 STORES/1 STORY	
MAP NUM		06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100		1,692	32,859
CAN	108	30		32	622
SDA	1,224	185		2,264	43,967

TOTALS	3,024			3,988	77,447
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	3,960.00	UT	1.50	1.50	
2	0166	CONC, PAVMT	0	0	0	0	4,494.00	UT	2.50	2.50	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	2700	C	AUTO SALES	0		*CI	64.00	190.00	12,255.00	SF	

REVIEW DATE 10/19/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	06	3,988	86.3200	38.84	154,894	1950	1975	0	0	0	50.00	50.00	
1 SERVGARAGE 0% - 0													
Heated Area: 2916 HX Base Yr													

728 E DUVAL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		77,447	
TOTAL MARKET OB/XF VALUE		5,494	
TOTAL LAND VALUE - MARKET		24,510	
TOTAL MARKET VALUE		107,451	
SOH/AGL Deduction		0	
ASSESSED VALUE		107,451	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		107,451	
TOTAL JUST VALUE		107,451	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		107,451	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1086/0900	5/15/2006	WD	Q	I	03	175,000
GRANTOR: EAGLE, KIRALY & RILEY						
GRANTEE: TRAMMELL WASDEN						
0878/1972	4/19/1999	WD	Q	I		105,000
GRANTOR: HACKER						
GRANTEE: EAGLE, KIRALY & RIL						

BUILDING NOTES											

BUILDING DIMENSIONS											
SDA= W34 BAS= W47 S36 E47 N36\$ S36 E34 CAN= E3 N36 W3 S36 \$ N36\$.											

TOTAL OB/XF													
5,494													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	2700	C	AUTO SALES	0		*CI	64.00	190.00	12,255.00	SF		1.00	0.80

Market: 0 Agricultural: 0 Common: 24,510

PRINTED 11/17/2025 BY SYS