E DIV: BEG INTER S R/W NASSAU ST
BLOCK 296, E 175 FT, S 193.16 FT
N 192.25 FT TO POB.(BLOCK 297).

J. HARRIS LLC
730 SE NASSAU ST
LAKE CITY, FL 32025

2026

32-3S-17-13381-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

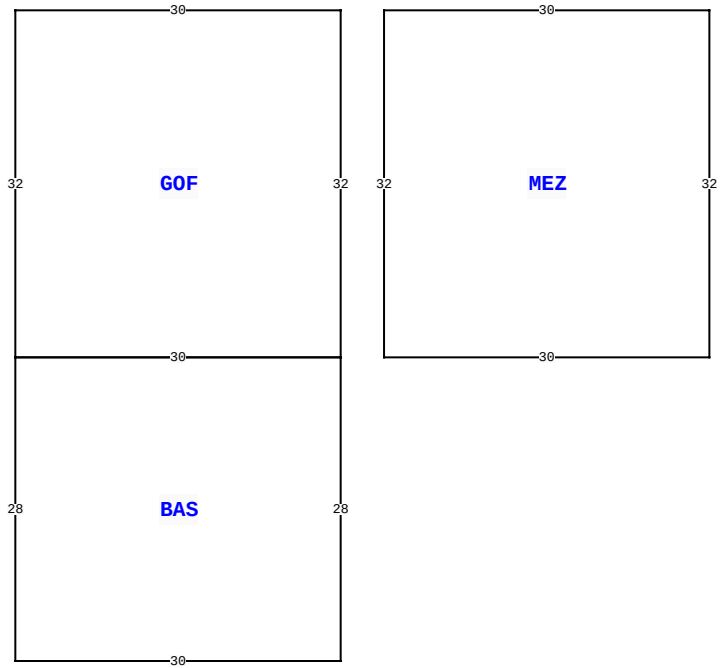
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		0 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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
BAS	840	100		840	31,888
GOF	960	185		1,776	67,421
MEZ	960	20		192	7,289
TOTALS	2,760			2,808	106,598

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	2,808	149.1000	56.66	159,101	1963	2000	0	0	0	33.00	67.00

1 PREF M B A 0% - 2024 Heated Area: 1800 HX Base Yr



730 SE NASSAU ST, 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: 1	Tax Dist:
BUILDING MARKET VALUE	106,598
TOTAL MARKET OB/XF VALUE	4,700
TOTAL LAND VALUE - MARKET	58,231
TOTAL MARKET VALUE	169,529
SOH/AGL Deduction	0
ASSESSED VALUE	169,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,529
TOTAL JUST VALUE	169,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	172,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1161	3/31/2023	WD	U	I	11	100
GRANTOR: HARRIS JESSE FRANKLIN						
GRANTEE: J. HARRIS LLC						
1399/1662	11/20/2019	WD	Q	I	01	179,000
GRANTOR: SHIRLEY A KEEN						
GRANTEE: JESSE F HARRIS SR &						

BUILDING NOTES

BUILDING DIMENSIONS

GOF=[ORIG=0,0] N32 W30 S32 E30 $
MEZ=[ORIG=34,0] N32 W30 S32 E30 $
BAS=[ORIG=0,0] W30 S28 E30 N28 $
.

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	4,200.00	4,200.00	100	0	0	3	100	4,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	2500	C	SRVC SHOPS	0		*RSF-1	175.00	192.00	33,275.00	SF		1.00	1.00	1.75	1.00	1.75	58,231							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.76 Total Land Value: 58,231 Market: 0 Agricultural: 0 Common: 58,231 PRINTED 11/18/2025 BY SYS