COMM SE COR OF NE1/4 OF NE1/4, R
FOR POB, CONT W 283.40 FT, N 150
FT, S 150.61 FT TO POB.

JENTED LLC
320 NW TURNER AVE
LAKE CITY, FL 32055

**2026**

**33-3S-16-02440-001**

## BUILDING CHARACTERISTICS

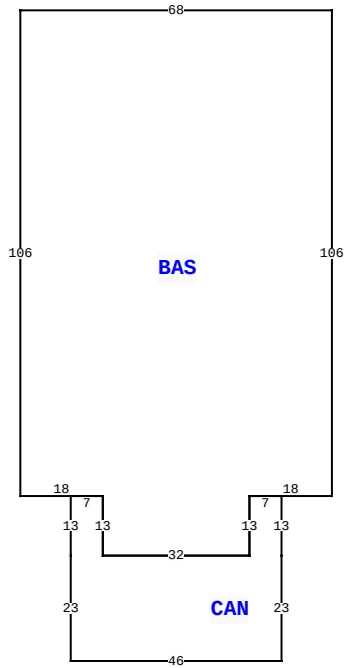
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 18 | CEMENT BRK 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 25 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 28 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 1900 | PROFESS SVC/BLD |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 33316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 7,624 | 100 | | 7,624 | 578,103 |
| CAN | 1,240 | 30 | | 372 | 28,207 |
| TOTALS | 8,864 | | | 7,996 | 606,311 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5200 | 04 | 7,996 | 115.7280 | 90.27 | 721,799 | 2009 | 2009 | 0 | 0 | 0 | 16.00 | 84.00 |

3 OFFICE MED 0% - 0 Heated Area: 7624 HX Base Yr




320 NW TURNER AVE, 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 | 606,311 |
| TOTAL MARKET OB/XF VALUE | 33,173 |
| TOTAL LAND VALUE - MARKET | 87,120 |
| TOTAL MARKET VALUE | 726,604 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 726,604 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 726,604 |
| TOTAL JUST VALUE | 726,604 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 741,040 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27654 | COMMERCIAL | 5,152 | 02/25/2009 |
| 9517 | REMODEL | 50 | 03/27/1995 |
| 9386 | RELOCATE | 100 | 02/24/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1142/0559 | 1/25/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: DIOGENES F DUARTE M.D | | | | | | |
| GRANTEE: JENTED LLC | | | | | | |
| 1096/0345 | 9/12/2006 | WD | Q | I | | 150,000 |
| GRANTOR: TIMMONS | | | | | | |
| GRANTEE: DIOGENES F DUARTE M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W68 S106 E18 S13 CAN= N13 W7 S13 S23 E46 N23 N13 W7 S13 W32$ E32 N13 E18 N106$.

## 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 | 792.00 | UT | 2.50 | 2.50 | 100 | 2009 | 2009 | 3 | 100 | 1,980 | |
| 2 | 0164 | CONC BIN | 0 | 0 | 0 | 0 | 179.00 | UT | 12.00 | 12.00 | 100 | 2009 | 2009 | 3 | 100 | 2,148 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 15,700.00 | UT | 1.85 | 1.85 | 100 | 2009 | 2009 | 3 | 100 | 29,045 | |

## LAND DESCRIPTION

TOTAL OB/XF 33,173

| 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 | 1900 | C | PROF BLDG | 0 | | 00 | 0.00 | 0.00 | 43,560.00 | SF | | 1.00 | 1.00 | 1.00 | 2.00 | 2.00 | 87,120 | | | | | | | |

REVIEW DATE 06/20/2023 BY JB Total Acres: 1.00 Total Land Value: 87,120 Market: 0 Agricultural: 0 Common: 87,120 PRINTED 11/05/2025 BY SYS