

LOTS 1, 2, 3, 4, & 5 EX 10 FT OF
4 & 5 BLOCK 3 MORNINGSIDE HEIGHT

1380 DUVAL STREET LLC
1380 E DUVAL ST, #16
LAKE CITY, FL 32055

2026

33-3S-17-06396-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	15	CONC BLOCK 100	2500	03	3,928	91.6803	66.01	259,287	1953	1980	0	0	0	50.00	50.00	VALUATION SUMMARY													
Roof Structur	04	WOOD TRUSS 100	1 M/FAM ROW 0% - 0													STANDARD													
Roof Cover	04	BUILT-UP 100	Heated Area: 3500													Tax Group: 2 Tax Dist:													
Interior Wall	04	PLYWOOD 50	HX Base Yr													BUILDING MARKET VALUE 147,514													
Interior Wall	05	DRYWALL 50	BAS													TOTAL MARKET OB/XF VALUE 10,148													
Interior Floo	14	CARPET 90	BAS													TOTAL LAND VALUE - MARKET 94,383													
Interior Floo	08	SHT VINYL 10	BAS													TOTAL MARKET VALUE 252,045													
Air Condition	09	WALL UNIT 100	BAS													SOH/AGL Deduction 0													
Heating Type	03	FORCED AIR 100	BAS													ASSESSED VALUE 252,045													
Bedrooms	1	100	BAS													TOTAL EXEMPTION VALUE 0													
Bathrooms	1	100	BAS													BASE TAXABLE VALUE 252,045													
Frame	03	MASONRY 100	BAS													TOTAL JUST VALUE 252,045													
Story Height	10	100	BAS													NCON VALUE 0													
RMS	0	100	BAS													INCOME VALUE													
Stories	1.	1. 100	BAS													PREVIOUS YEAR MKT VALUE 252,045													
Units	15	100	BAS																										
Condition Adj	03	03 100	BAS																										
Kitchen Adjus	01	01 100	BAS																										
Quality	03	03	BAS																										
DOR CODE	0300		MULTI-FAM 10+																										
MAP NUM			MKT AREA		07																								
NEIGHBORHOOD/LOC	33317.060		1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	168	100		168	5,545																								
BAS	560	100		560	18,483																								
BAS	2,772	100		2,772	91,490																								
CAN	70	30		21	693																								
CAN	240	30		72	2,377																								
CAN	764	30		229	7,558																								
FEP	133	80		106	3,499																								
TOTALS	4,707			3,928	129,644																								
EXTRA FEATURES						123 SE MARGARET DR, LAKE CITY																							
L N	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	0296	SHED METAL	0	0	10	13	1.00	UT	500.00	500.00	50	1993	1993	3	50	250													
2	0296	SHED METAL	0	0	9	10	1.00	UT	300.00	300.00	50	1993	1993	3	50	150													
3	0296	SHED METAL	0	0	6	10	1.00	UT	300.00	300.00	50	0	0	3	50	150													
4	0260	PAVEMENT-A	0	0	0	0	5,922.00	UT	0.90	0.90	100	1993	1993	3	100	5,330													
5	0166	CONC, PAVMT	0	0	0	0	1,512.00	UT	1.50	1.50	100	1993	1993	3	100	2,268													
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500													
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200													
8	0130	CLFENCE	5	0	0	0	1.00	UT	300.00	300.00	100	2022	2021	1	100	300													
TOTAL OB/XF 10,148																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	0300	C	MULTI-FAM	0		CI	210.00	200.00	41,948.00	SF		1.00	1.00	1.00	2.25	2.25	94,383												
REVIEW DATE 12/16/2021 BY ME Total Acres: 0.96 Total Land Value: 94,383 Market: 0 Agricultural: 0 Common: 94,383 PRINTED 11/18/2025 BY SYS																													

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