E DIV: BEG W R/W INTERS OF MURRA
DUVAL ST, RUN S ALONG R/W 100.50
N 111.26 FT TO S R/W DUVAL ST, E

KOEHL GREGORY
930 E DUVAL ST
LAKE CITY, FL 32055

2026

33-3S-17-12935-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

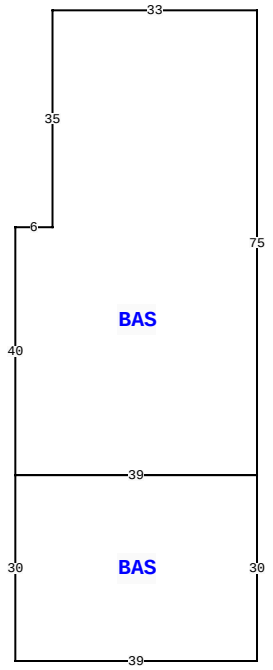
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	3,133
BAS	2,715	100		2,715	7,271
TOTALS	3,885			3,885	10,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8801	06	3,885	36.1920	13.39	52,020	1920	1920	0	0	30	50.00	20.00

1 C B MISC 0% - 2021 Heated Area: 3885 HX Base Yr



930 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	10,404
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	8,632
TOTAL MARKET VALUE	19,036
SOH/AGL Deduction	0
ASSESSED VALUE	19,036
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,036
TOTAL JUST VALUE	19,036
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	19,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044149	Electrical Servic	0	04/11/2022
24-0075			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1414/0109	6/24/2020	WD	U	I	30	100
GRANTOR: WILLIAM L POPLIN JR						
GRANTEE: GREGORY KOEHL						
1327/0461	11/16/2016	AG	U	I	21	5,000
GRANTOR: WILLIAM L POPLIN JR						
GRANTEE: GREGORY KOEHL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S35 W6 S40 BAS= S30E39 N30 W39$ E39 N75$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	4800	C	WAREHOUSE	0		*CG	47.00	111.00	4,316.00	SF		1.00	1.00	0.80	2.50	2.00	8,632							

REVIEW DATE 04/11/2022 BY JB Total Acres: 0.10 Total Land Value: 8,632 Market: 0 Agricultural: 0 Common: 8,632 PRINTED 10/09/2025 BY SYS