ALL LOT 6 S OF US-90 & LOTS 7, 8
COUNTRY CLUB ESTATES S/D.

DUPREE JOSEPH L
P O BOX 2861
LAKE CITY, FL 32056

2026

34-3S-17-07068-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

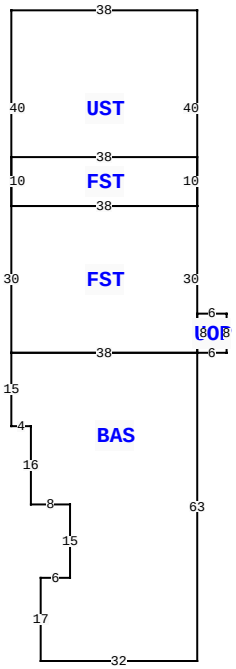
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100		2,048	69,673
FST	380	50		190	6,464
FST	1,140	50		570	19,392
UOP	48	20		10	340
UST	1,520	40		608	20,684
TOTALS	5,136			3,426	116,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,426	91.9526	68.04	233,105	1959	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2022 Heated Area: 2048 HX Base Yr



1944 E DUVAL ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	116,552
TOTAL MARKET OB/XF VALUE	3,900
TOTAL LAND VALUE - MARKET	50,625
TOTAL MARKET VALUE	171,077
SOH/AGL Deduction	0
ASSESSED VALUE	171,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,077
TOTAL JUST VALUE	171,077
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31416	MAINT/ALTR	25	09/03/2013
14911	COMMERCIAL	125	01/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1434/49	3/31/2021	WD	U	I	30	100
GRANTOR: DUPREE COMMERCIAL						
GRANTEE: DUPREE JOSEPH L						
1229/2361	2/10/2012	FS	U	I	11	100
GRANTOR: JOSEPH L DUPREE & SAN						
GRANTEE: DUPREE COMMERCIAL P						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N40 W38 S40 E38$ FST= N10 W38 S10 E38$ FST= W38 S30 BAS= S15 E4 S16 E8 S15 W6 S17 E32 N63 W38$ E38 UOP= E6 N8 W6 S8 $ N30$.

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	0.00	0.00	100	0	0	3	100	1,000	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	200	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,900

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	1700	C	1STORY OFF	0		CI	125.00	180.00	22,500.00	SF		1.00	1.00	1.00	2.25	2.25	50,625							

REVIEW DATE 01/23/2017 BY DF Total Acres: 0.52 Total Land Value: 50,625 Market: 0 Agricultural: 0 Common: 50,625 PRINTED 11/19/2025 BY SYS