

COMM NE COR OF SE1/4 OF NW1/4, R
TO S R/W WASHINGTON ST, S 82 DEG
605.84 FT FOR POB, CONT W 184 FT

FLORIDA POWER & LIGHT COMPANY
P O BOX 14000
JUNO BEACH, FL 33408-0420

2026

35-3S-17-07314-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		2 100
Frame	04	REIN CONC 100
Story Height		20 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality 09 09

DOR CODE 9100 UTILITIES

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 35317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,353	100		5,353	272,659
CAN	200	30		60	3,056
CAN	240	30		72	3,667
UOP	800	30		240	12,225
UOP	1,855	30		556	28,320

TOTALS 8,448 6,281 319,927

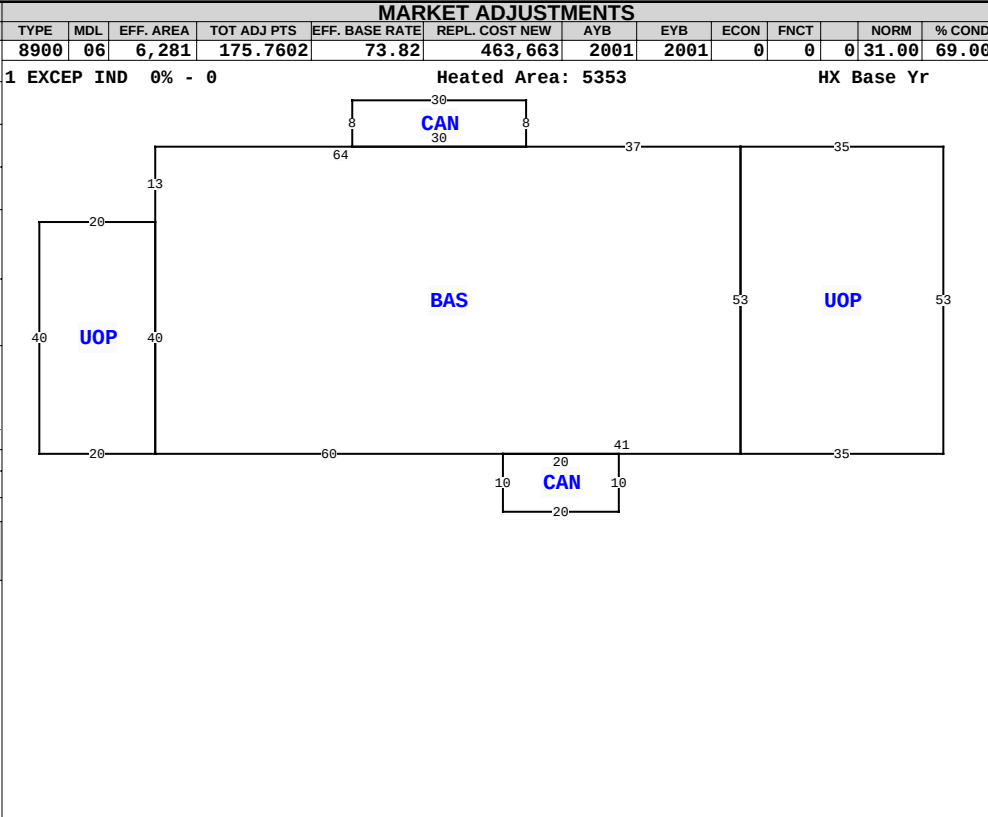
EXTRA FEATURES

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	0166	CONC, PAVMT	0	0	0	0	3,038.00	UT	1.50	1.50	100	2001	2001	3	100	4,557	
2	0169	FENCE/WOOD	0	0	0	0	64.00	UT	6.00	6.00	100	2001	2001	3	100	384	
3	0150	CLFENCE 8	0	0	0	0	1,280.00	UT	4.30	4.30	100	2001	2001	3	100	5,504	

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	9100	C	UTILITY	0		A-1	0.00	0.00	1.95	AC		1.00	1.00	1.00	14,000.00	14,000.00	27,300							

REVIEW DATE 03/16/2020 BY CP



3154 NE WASHINGTON ST, LAKE CITY

TOTAL OB/XF 10,445																
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
1	0166	CONC, PAVMT	0	0	0	0	3,038.00	UT	1.50	1.50	100	2001	2001	3	100	4,557
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1	9100	C	UTILITY	0		A-1	0.00	0.00	1.95	AC		1.00	1.00	1.00	14,000.00	14,000.00	27,300							

REVIEW DATE 03/16/2020 BY CP

COLUMBIA COUNTY PROPERTY PAGE 1 of 2 2

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		402,119
TOTAL MARKET OB/XF VALUE		10,445
TOTAL LAND VALUE - MARKET		27,300
TOTAL MARKET VALUE		439,864
SOH/AGL Deduction		0
ASSESSED VALUE		439,864
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		439,864
TOTAL JUST VALUE		439,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045845	Remodel	41,000	11/03/2022
34752	COMMERCIAL	1,975	12/16/2016
34520	COMMERCIAL	1,250	10/03/2016
17854	COMMERCIAL	6,075	01/23/2001

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1180/2732	9/15/2009	WD	U	I	20	400,000

GRANTOR: EMBREE CONSTRUCTION G

GRANTEE: FLORIDA POWER & LIG

0969/0545 12/06/2002 CT Q I 01 200,000

GRANTOR: CLERK OF COURT

GRANTEE: EMBREE CONST GROUP

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 CAN= N8 W30 S8 E30\$ W64 S13 UOP= W20 S40 E20 N40\$

S40 E60 CAN= S10 E20 N10 W20\$ E41 UOP= E35 N53 W35 S53\$ N53\$.

REVIEW DATE 03/16/2020 BY CP Total Acres: 1.95 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 11/18/2025 BY SYS

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