BEG SE COR OF SEC, RUN W 40 FT
TO W R/W OF CO RD, N 768.28
FT FOR POB, RUN W 189.43 FT,

PERSONS JOSEPH N
801 SW SEMINOLE TERRACE
LAKE CITY, FL 32024

2026

36-3S-16-02626-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

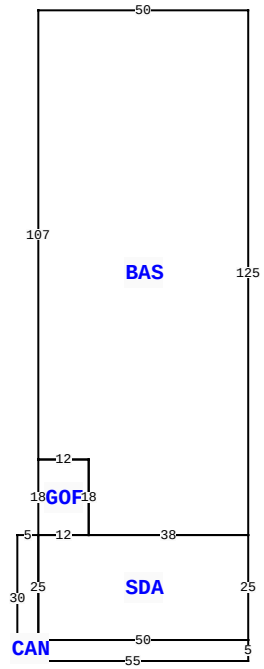
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,034	100		6,034	107,924
CAN	400	30		120	2,146
GOF	216	125		270	4,829
SDA	1,250	110		1,375	24,593
TOTALS	7,900			7,799	139,493

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	7,799	78.4400	29.81	232,488	1981	1981	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 7500 HX Base Yr



1770 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	139,493
TOTAL MARKET OB/XF VALUE	3,950
TOTAL LAND VALUE - MARKET	249,374
TOTAL MARKET VALUE	392,817
SOH/AGL Deduction	0
ASSESSED VALUE	392,817
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,817
TOTAL JUST VALUE	392,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S107 GOF= S18 E12 N18 W12$ E12 S18 SDA= W12 CAN= W5 S30 E55 N5 W50 N25$ S25 E50 N25 W38$ E38 N125 $.

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	1.00	UT	5,000.00	5,000.00	75	1993	1993	3	75	3,750	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,950

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	1100	C	STORE 1FLR	0		CI	122.00	0.00	21,116.56	SF		1.00	1.00	1.00	10.00	10.00	211,166							
2	1100	C	STORE 1FLR	0		CI	0.00	0.00	38,207.78	SF		1.00	1.00	1.00	1.00	1.00	38,208							

REVIEW DATE 07/11/2023 BY KS Total Acres: 1.36 Total Land Value: 249,374 Market: 0 Agricultural: 0 Common: 249,374 PRINTED 11/17/2025 BY SYS