

NW DIV: E 51.85 FT OF BLOCK  
 18 EXCEPT THE N 84.39 FT.  
 AKA PARCEL 8, TAX DEED 1276-

PARK PLACE INVESTMENTS LLC  
 P O BOX 15505  
 FERNANDINA BEACH, FL 32035

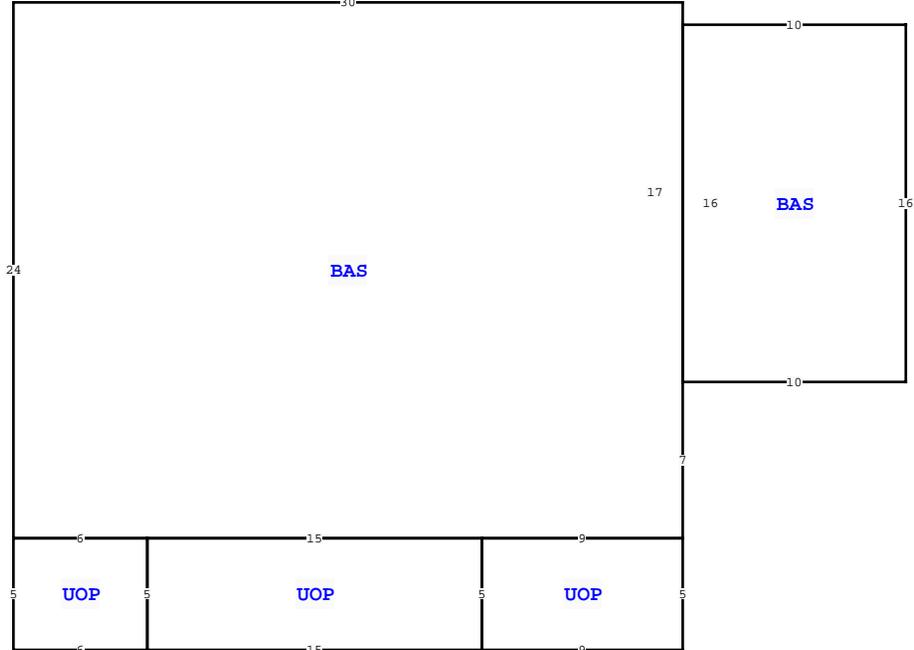
2026

00-00-00-11257-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	04 SINGLE SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	09 PINE WOOD 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	910	44.9280	51.22	46,610	1920	1920	10	0	35.00	55.00		
1 SINGLE FAM 0% - 0 Heated Area: 880 HX Base Yr													



Quality	01 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 07				
NEIGHBORHOOD/LOC	820317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	4,507
BAS	720	100		720	20,283
UOP	30	20		6	169
UOP	45	20		9	254
UOP	75	20		15	422
TOTALS	1,030			910	25,636

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			25,636
TOTAL MARKET OB/XF VALUE			300
TOTAL LAND VALUE - MARKET			2,466
TOTAL MARKET VALUE			28,402
SOH/AGL Deduction			0
ASSESSED VALUE			28,402
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			28,402
TOTAL JUST VALUE			28,402
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			27,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045749	Roof Replacement	11,000	10/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/2512	11/19/2018	TD	U	I	18	5,700
GRANTOR: CLERK OF COURT						
GRANTEE: PARK PLACE INVESTME						
1290/2161	3/08/2015	QC	U	I	11	100
GRANTOR: TC TAMPA 1 LLC						
GRANTEE: DUSTIN SUTTON						

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

TOTAL OB/XF														300
620 NW FLORIDA AVE, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 S24 UOP= S5 E6 N5 W6\$ E6 UOP= S5 E15 N5 W15\$ E15 UOP= S5 E9 N5 W9\$ E9 N7 BAS= E10 N16 W10 S16\$ N17\$.	

LAND DESCRIPTION		TOTAL OB/XF																		300				
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	0100	C	SFR	0			0.00	0.00	4,931.00	SF		1.00	1.00	1.00	0.50	0.50	2,466							