N DIV: 86 FT E & W BY 105 FT
N & S IN NW COR OF BLOCK 80.

KANG KONG CHU
455 N MARION AVE
LAKE CITY, FL 32055

2027

00-00-00-12014-000

BUILDING CHARACTERISTICS

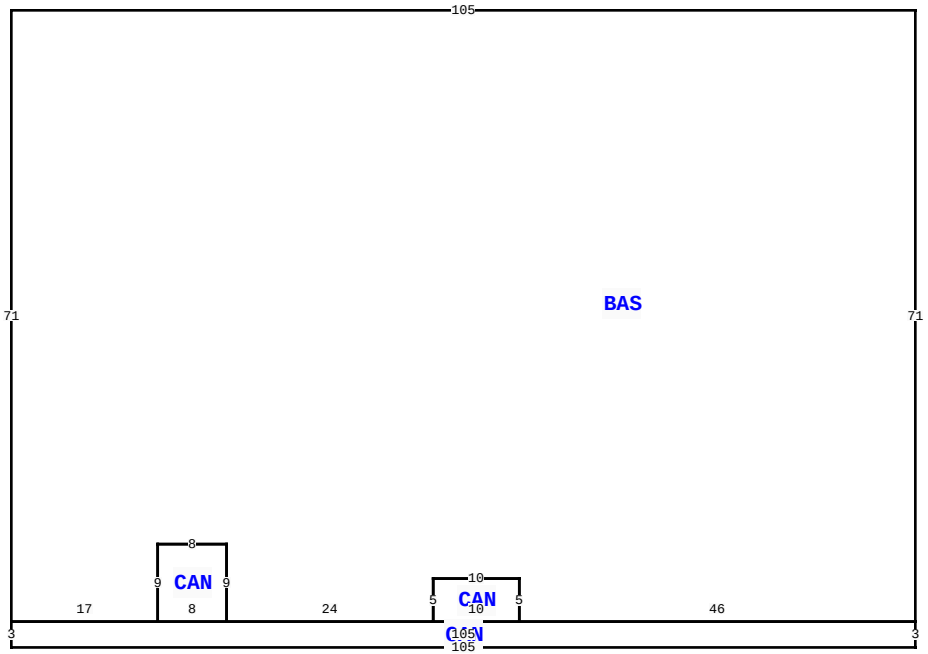
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall		N/A 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,333	100		7,333	111,572
CAN	50	30		15	228
CAN	72	30		22	335
CAN	315	30		94	1,430
TOTALS	7,770			7,464	113,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	7,464	47.5470	30.43	227,130	1920	1920	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 7333 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

451 N MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	113,565
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,605
TOTAL MARKET VALUE	145,170
SOH/AGL Deduction	0
ASSESSED VALUE	145,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,170
TOTAL JUST VALUE	145,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0906/0442	5/31/2000	QC	Q	I	01	100
GRANTOR: IN KYU YANG						
GRANTEE: KONG CHU KANG						
0867/0628	10/09/1998	WD	Q	I		125,000
GRANTOR: C GRAZIANO						
GRANTEE: YANG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W105 S71 E17 CAN= E8 N9W8 S9$ N9 E8 S9 E24 CAN= E10 N5 W10 S5$ N5 E10 S5 E46 CAN= W105 S3 E105 N3 $ N71$.

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	1100	C	STORE 1FLR	0		*C-CBD	105.00	86.00	9,030.00	SF		1.00	1.00	1.40	2.50	3.50	31,605							

REVIEW DATE 04/11/2016 BY ME Total Acres: 0.21 Total Land Value: 31,605 Market: 0 Agricultural: 0 Common: 31,605 PRINTED 11/16/2026 BY SYS