N DIV: COMM AT NW COR OF BLK 122
E 134.91 FT FOR POB, CONT E 112.
TO W R/W OF DIXIE ST, S ALONG R/

CHARLES FAMILY STORE PROPERTIES LLC
1119 SW CYPRESS LAKE DR
LAKE CITY, FL 32024

2026

00-00-00-12159-001

BUILDING CHARACTERISTICS

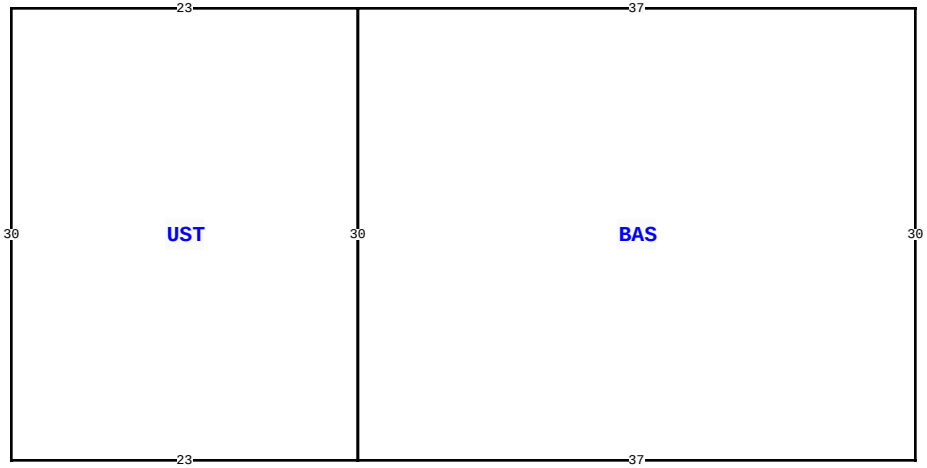
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
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	1,110	100		1,110	26,840
UST	690	40		276	6,674
TOTALS	1,800			1,386	33,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,386	65.3562	48.36	67,027	1965	1965	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1110 HX Base Yr



558 NW DIXIE AVE, LAKE CITY

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

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

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	33,514
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,336
TOTAL MARKET VALUE	43,850
SOH/AGL Deduction	0
ASSESSED VALUE	43,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	43,850
TOTAL JUST VALUE	43,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1386/1709	5/22/2019	QC	U	I	11	100
GRANTOR: CHARLES D CHARLES						
GRANTEE: CHARLES FAMILY STOR						
1257/1254	3/18/2013	QC	U	I	11	100
GRANTOR: CHARLES D CHARLES						
GRANTEE: CHARLES FAMILY STOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UST= W23 S30 E23 N30$ S30 E37 N30$.

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	1700	C	1STORY OFF	0			0.00	0.00	11,025.00	SF		1.00	1.00	1.25	0.75	0.94	10,336							

REVIEW DATE 11/07/2015 BY DF Total Acres: 0.25 Total Land Value: 10,336 Market: 0 Agricultural: 0 Common: 10,336 PRINTED 06/22/2026 BY SYS