N DIV: COMM NW COR BLOCK 122, RU
S R/W RAILROAD ST 134.91 FT ,RUN
W 135.17 FT TO E R/W FIFTH ST, N

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

2027

00-00-00-12159-002

BUILDING CHARACTERISTICS

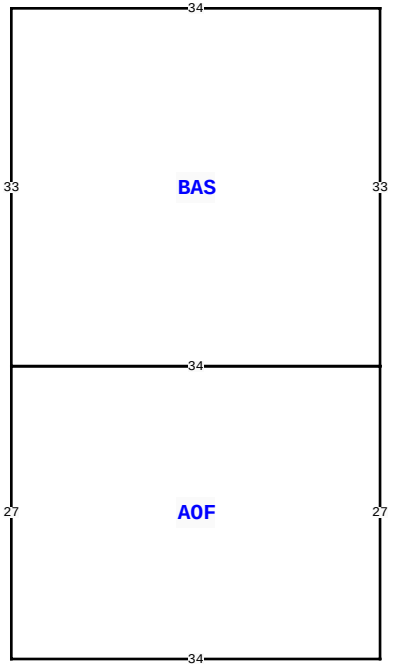
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		18 100
RMS		4 100
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 07
NEIGHBORHOOD/LOC		830317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	918	150		1,377	36,110
BAS	1,122	100		1,122	29,423
TOTALS	2,040			2,499	65,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	2,499	103.0050	39.14	97,811	2000	2000	0	0	0	33.00	67.00

1 PREF M B A 0% - 0 Heated Area: 2040 HX Base Yr



561 NW HILTON AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	65,533
TOTAL MARKET OB/XF VALUE	15,739
TOTAL LAND VALUE - MARKET	7,035
TOTAL MARKET VALUE	88,307
SOH/AGL Deduction	0
ASSESSED VALUE	88,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,307
TOTAL JUST VALUE	88,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
623	REMODEL	0	03/12/2008

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						
1385/0994	5/22/2019	WD	U	I	11	100
GRANTOR: CHARLES D CHARLES						
GRANTEE: FAMILY STORE PROPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S33 AOF= S27 E34 N27 W34$ E34 N33$.

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	5,826.00	UT	1.50	1.50	100	2000	2000	3	100	8,739	
2	0040	BARN,POLE	0	0	28	100	2,800.00	UT	2.50	2.50	100	2004	2004	3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,739

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			70.00	135.00	9,380.00	SF		1.00	1.00	1.00	0.75	0.75	7,035							

REVIEW DATE 11/17/2015 BY DF Total Acres: 0.22 Total Land Value: 7,035 Market: 0 Agricultural: 0 Common: 7,035 PRINTED 11/17/2026 BY SYS