

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

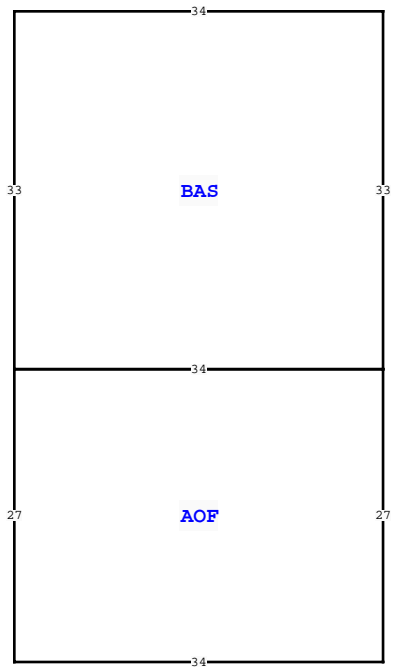
CHARLES FAMILY STORE PROPERTIES LLC  
1119 SW CYPRESS LAKE DR  
LAKE CITY, FL 32024

**2026**

00-00-00-12159-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
AOF	918	150	
BAS	1,122	100	
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													



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			90,264

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						

EXTRA FEATURES		561 NW HILTON AVE, LAKE CITY															
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	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	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W34 S33 AOF= S27 E34 N27 W34\$ E34 N33\$.	

LAND DESCRIPTION										TOTAL OB/XF										15,739				
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	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							