

N DIV: COMM NW COR OF BLOCK 122,  
S ALONG E R/W FIFTH SR 70 FT FOR  
RUN E 135.17 FT, S 30 FT, E 5.43

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

**2026**

00-00-00-12159-003  


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 13,240 <b>TOTAL MARKET VALUE</b> 13,240 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 13,240 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 13,240 <b>TOTAL JUST VALUE</b> 13,240 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 13,240										
DOR CODE 1000 VACANT COMMERCIAL																<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>											
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											<b>SALES DATA</b> OFF RECORD Number      DATE      TYPE INST      Q / U      V / I      RSN CD      SALE PRICE 1386/1709      5/22/2019      QC U      V      11      100 GRANTOR: CHARLES D CHARLES GRANTEE: CHARLES FAMILY STOR 0928/1654      6/11/2001      WD Q      V      16,000 GRANTOR: TIMOTHY & BRENDA MURP GRANTEE: CHARLES D CHARLES											
TOTALS																											
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												
																	<b>BUILDING NOTES</b>   <b>BUILDING DIMENSIONS</b>										

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1000	C	VACANT COMME	0			0.00	0.00	17,653.88	SF		1.00	1.00	1.00	0.75	0.75	13,240							