

W DIV: BEG 105 FT E OF SW COR,  
OF NW1/4, RUN N 97 FT, E 52.5  
FT, S 97 FT, W 52.5 FT TO POB,

PARK PLACE INVESTMENTS LLC  
P O BOX 15505  
FERNANDINA BEACH, FL 32035

2026

00-00-00-12274-000



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> 1,071 <b>TOTAL LAND VALUE - MARKET</b> 11,790 <b>TOTAL MARKET VALUE</b> 12,861 <b>SOH/AGL Deduction</b> 5,198 <b>ASSESSED VALUE</b> 7,663 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 7,663 <b>TOTAL JUST VALUE</b> 12,861 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 6,966											
DOR CODE		0700 MISC IMPROVED																													
MAP NUM		840317.00 MKT AREA 1.00/ 06																													
NEIGHBORHOOD/LOC		840317.00 1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES										427 NW HAMILTON ST, LAKE CITY										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU											
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	0297	SHED CONCR	0	0	0	0	252.00	UT	13.00	13.00	25	2011	2011	3	25	819															
2	0261	PRCH, UOP	0	0	8	18	144.00	UT	7.00	7.00	25	2011	2011	3	25	252															
TOTAL OB/XF 1,071																															
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	0700	C	MISC RES	0		*RSF-3	0.00	0.00	5,895.00	SF		1.00	1.00	1.00	2.00	2.00	11,790														
REVIEW DATE 08/25/2016 BY DF Total Acres: 0.14 Total Land Value: 11,790 Market: 0 Agricultural: 0 Common: 11,790 PRINTED 05/12/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
213	DEMOLISH	5	06/15/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/1137	12/26/2018	WD	U	V	11	100
GRANTOR: DANIEL DAVID STURGES						
GRANTEE: PARK PLACE INVESTME						
1349/1982	12/13/2017	WD	Q	V	01	6,000
GRANTOR: THOMAS BENJAMIN JASON						
GRANTEE: DANIEL DAVID STURGE						

BUILDING NOTES

BUILDING DIMENSIONS