W DIV: THE W 124 FT OF BLOCK G
AS LIES S OF ORANGE ST & N OF
DUVAL ST, EX THAT PART DEEDED

HERITAGEBANK OF THE SOUTH
PO BOX 709
TUPELO, MS 38802

2027

00-00-00-12327-000

BUILDING CHARACTERISTICS

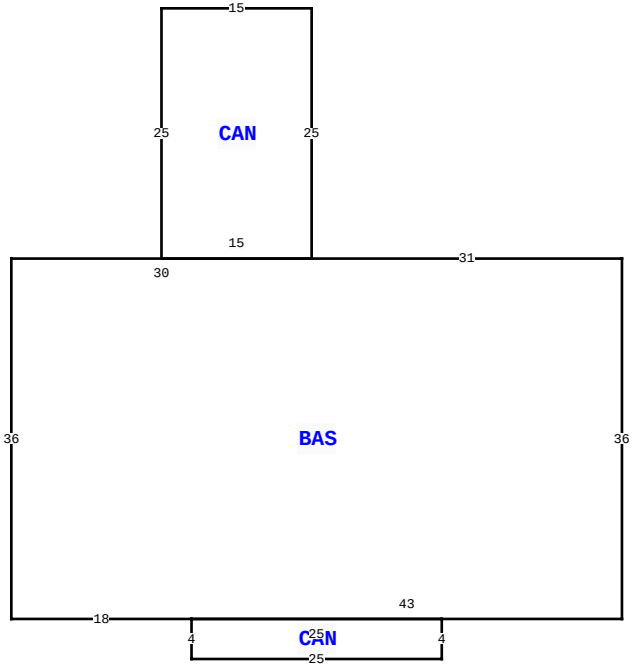
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100		2,196	108,461
CAN	100	30		30	1,482
CAN	375	30		112	5,532
TOTALS	2,671			2,338	115,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6200	04	2,338	97.6080	89.80	209,952	1990	1995	0	0	0	45.00	55.00

1 BANK 0% - 0 Heated Area: 2196 HX Base Yr



463 W DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	115,474
TOTAL MARKET OB/XF VALUE	26,797
TOTAL LAND VALUE - MARKET	138,880
TOTAL MARKET VALUE	281,151
SOH/AGL Deduction	0
ASSESSED VALUE	281,151
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,151
TOTAL JUST VALUE	281,151
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047407	Remodel	25,000	06/07/2023
000045050	Roof Replacement	26,000	07/27/2022
1518	REMODEL	75	12/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1190/1968	12/31/2009	WD	U	I	12	525,000
GRANTOR: ATLANTIC COAST BANK (						
GRANTEE: HERITAGEBANK OF THE						
0705/0286	12/20/1989	WD	Q	V		65,000
GRANTOR: DANIEL CRAPPS						
GRANTEE: FED CREDIT UNION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 CAN= N25 W15 S25 E15$ W30 S36 E18 CAN= S4 E25 N4 W25$ E43 N36$.

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	9,410.00	UT	1.70	1.70	100	1993	1993	3	100	15,997	
2	0168	PNEUMATIC	0	0	0	0	2.00	UT	5,000.00	5,000.00	100	1993	1993	3	100	10,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 26,797

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	2300	C	FINANCIAL	0		*CG	124.00	160.00	19,840.00	SF		1.00	1.00	1.00	7.00	7.00	138,880							

REVIEW DATE 03/03/2026 BY JB Total Acres: 0.46 Total Land Value: 138,880 Market: 0 Agricultural: 0 Common: 138,880 PRINTED 11/16/2026 BY SYS