

W DIV: BEGIN INTER OF N R/W DUVA  
& E R/W 7TH ST, RUN E 116.35 FT,  
120.15 FT, W 100.98 FT, S 121 FT

WOOLUM JOHN/WOOLUM AMY N  
643 W DUVAL ST  
LAKE CITY, FL 32055

**2026**

00-00-00-12353-000  
00-00-00-12353-000

ELEMENT		CD	CONSTRUCTION
Exterior Wall	15	CONC	BLOCK 50
Exterior Wall	27	PREFIN	MTL 50
Roof Structure	10	STEEL	FRME 100
Roof Cover	04	BUILT-UP	100
Interior Wall	02	WALL	BD/WD 100
Interior Floor	03	CONC	FINSH 100
Air Condition	06	ENG	CENTRL 100
Heating Type	09	ENG	F AIR 100
Fixtures	6		100
Frame	03	MASONRY	100
Story Height	12		100
RMS	2		100
Stories	1.		1. 100
Units	0		100
Condition Adj	03		03 100
Quality	05		05
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	153	100	
BAS	891	100	
CAN	84	30	
SDA	300	110	
TOTALS	1,428		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SERVGARAGE	0%	- 0								
Heated Area: 1344 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			31,548
TOTAL MARKET OB/XF VALUE			3,793
TOTAL LAND VALUE - MARKET			44,352
TOTAL MARKET VALUE			79,693
SOH/AGL Deduction			0
ASSESSED VALUE			79,693
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			79,693
TOTAL JUST VALUE			79,693
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,537

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/1290	9/21/2016	QC	U	I	30	100
GRANTOR: JOHN WOOLUM						
GRANTEE: JOHN & AMY N WOOLUM						
1045/2232	4/22/2005	QC	Q	I	06	32,500
GRANTOR: JOHN W & AMY WOOLUM						
GRANTEE: JOHN WOOLUM						

EXTRA FEATURES		643 W DUVAL ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0260	PAVEMENT-A	0.90
2	0260	PAVEMENT-A	0.90
3	0166	CONC, PAVMT	1.40
4	0120	CLFENCE 4	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/09/2024		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W33 BAS= W9 S17 E9 N17\$S17 SDA= W9 N17 W6 CAN= W3 S28 E3 N28\$ S17 E6 W6 S11 E18 N11 W3\$ E3 S11 E30 N28\$.	

LAND DESCRIPTION												TOTAL OB/XF												3,793
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	2700	C	AUTO SALES	0		*CG	116.00	60.00	6,160.00	SF		1.00	1.00	1.20	6.00	7.20	44,352							