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

BUILDING CHARACTERISTICS

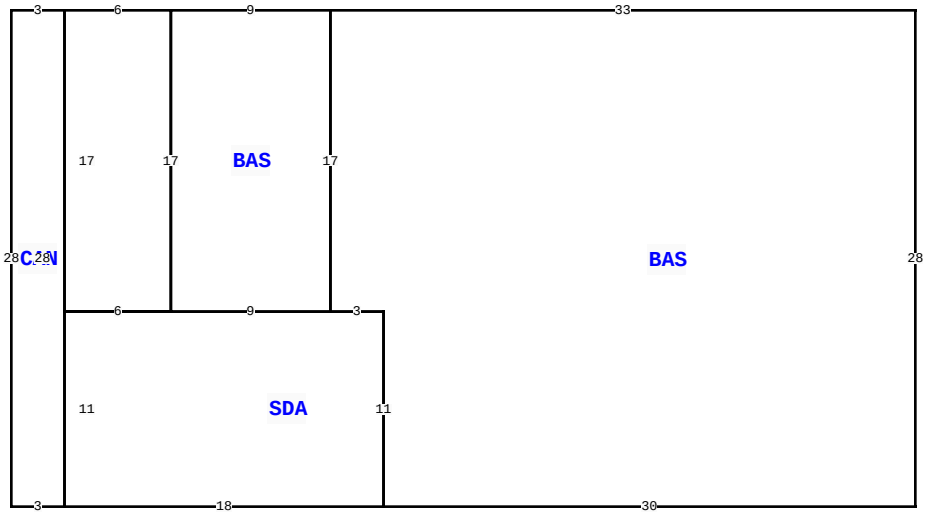
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	153	100		153	3,243
BAS	891	100		891	18,885
CAN	84	30		25	530
SDA	300	110		330	6,995
TOTALS	1,428			1,399	29,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	1,399	90.1950	42.39	59,304	1961	1975	0	0	0	50.00	50.00

1 SERVGARAGE 0% - 0 Heated Area: 1344 HX Base Yr



643 W DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	36	52	1,872.00	UT	0.90	0.90	100	1993	1993	3	100	1,685	
2	0260	PAVEMENT-A	0	0	23	63	1,449.00	UT	0.90	0.90	100	1993	1993	3	100	1,304	
3	0166	CONC,PAVMT	0	0	12	30	360.00	UT	1.40	1.40	100	1993	1993	3	100	504	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	29,652
TOTAL MARKET OB/XF VALUE	3,793
TOTAL LAND VALUE - MARKET	51,744
TOTAL MARKET VALUE	85,189
SOH/AGL Deduction	998
ASSESSED VALUE	84,191
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,191
TOTAL JUST VALUE	85,189
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						

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

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	2700	C	AUTO SALES	0		*CG	116.00	60.00	6,160.00	SF		1.00	1.00	1.20	7.00	8.40	51,744							

REVIEW DATE 03/03/2026 BY JB Total Acres: 0.14 Total Land Value: 51,744 Market: 0 Agricultural: 0 Common: 51,744 PRINTED 06/22/2026 BY SYS