

W DIV: COMM NE COR BLOCK K,
W ALONG S R/W US-90 89.05 FT
FOR POB, S 123.74 FT, W 27.16

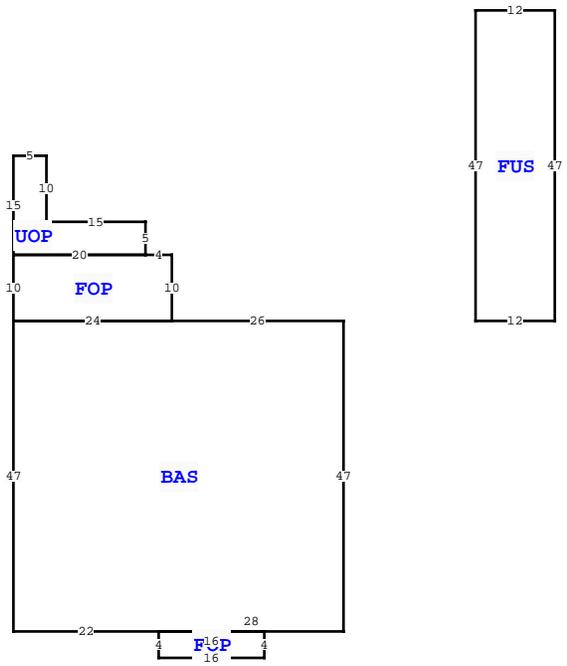
DAWSON ERIN
512 W DUVAL ST
LAKE CITY, FL 32055

2026

00-00-00-12381-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Ceiling	02	F.NOT SUS 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		7 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		14 100	
Stories	1.5	1.5 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	1900 PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,350	100	
FOP	64	30	
FOP	240	30	
FUS	564	100	
UOP	150	20	
TOTALS	3,368		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4900	04	3,035	89.9808	68.39	207,564	1900	1995	0	0	45.00	55.00	
2 OFFICE LOW 0% - 0			Heated Area: 2914			HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			114,160
TOTAL MARKET OB/XF VALUE			2,225
TOTAL LAND VALUE - MARKET			104,112
TOTAL MARKET VALUE			220,497
SOH/AGL Deduction			0
ASSESSED VALUE			220,497
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			220,497
TOTAL JUST VALUE			220,497
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2001	COMMERCIAL	642	01/19/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/0795	10/19/2018	WD	Q	I	01	260,000
GRANTOR: KEVIN B HARRISON DC L						
GRANTEE: ERIN DAWSON						
1234/2323	5/10/2012	WD	U	I	11	0
GRANTOR: STEPHEN J LEMLEY						
GRANTEE: KEVIN B HARRISON D						

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
1	0166	CONC,PAVMT	0	0	0	890.00	UT	2.50	2.50	100	2001	2001	3	100	2,225	

512 W DUVAL ST, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/09/2024 MLU

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W26 W24 S47 E22 E28 N47 \$												
FUS=[ORIG=20,0] E12 N47 W12 S47 \$												
FOP=[ORIG=-26,0] N10 W4 W20 S10 E24 \$												
UOP=[ORIG=-30,-10] N5 W15 N10 W5 S15 E20 \$												
FOP=[ORIG=-28,47] S4 E16 N4 W16 \$												
PTR=[ORIG=0,0] E20 W20 \$												

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	1910	C	MEDIC OFF	0		*RO	0.00	0.00	17,352.00	SF		1.00	1.00	1.00	6.00	6.00	104,112								