W DIV: LOTS 1, 2, 8 & 9
BLOCK 1 PINEDALE S/D & 100 FT
E & W BY 200 FT N & S IN SE

COLUMBIA REAL LLC
231 NW BURK AVE, SUITE 107
LAKE CITY, FL 32055

2027

00-00-00-12398-000

BUILDING CHARACTERISTICS

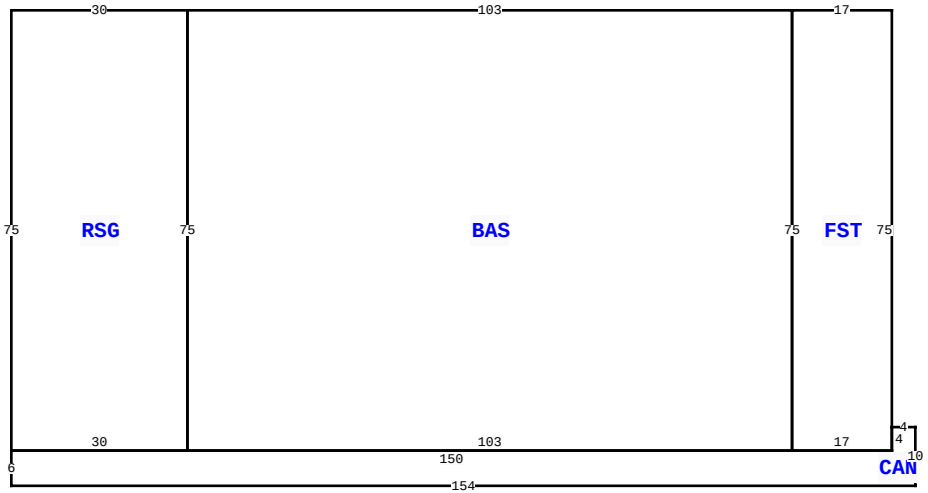
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	7,725	100		7,725	211,318
CAN	940	30		282	7,714
FST	1,275	50		638	17,453
RSG	2,250	125		2,812	76,923
TOTALS	12,190			11,457	313,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	11,457	85.4893	54.71	626,812	1980	1980	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 9975 HX Base Yr



683 W DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	205.00	UT	1.50	1.50	100	1997	1997	3	100	308	
2	0260	PAVEMENT-A	0	0	0	0	15,898.00	UT	0.72	0.72	100	1997	1997	3	100	11,447	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	313,406
TOTAL MARKET OB/XF VALUE	12,055
TOTAL LAND VALUE - MARKET	244,608
TOTAL MARKET VALUE	570,069
SOH/AGL Deduction	0
ASSESSED VALUE	570,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	570,069
TOTAL JUST VALUE	570,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	570,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045515	Electrical Servic	10,000	09/21/2022
1888	REMODEL	150	08/25/2000
1855	REMODEL	5	07/05/2000
968	COMMERCIAL	40	06/10/1997
927	REMODEL	100	03/10/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1310/1605	2/29/2016	WD	Q	I	05	900,000
GRANTOR: MARIAN S HUDSON TRSTE						
GRANTEE: COLUMBIA REAL LLC						
1234/1007	4/26/2012	TR	U	I	11	0
GRANTOR: MARIAN S HUDSON TRUST						
GRANTEE: MARIAN S HUDSON TRS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W103 S75 E103 N75 $
RSG=[ORIG=-103,0] W30 S75 E30 N75 $
FST=[ORIG=0,75] E17 N75 W17 S75 $
CAN=[ORIG=-133,75] S6 E154 N10 W4 S4 W150 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,055

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	1100	C	STORE 1FLR	0		*CG	182.00	160.00	29,120.00	SF		1.00	1.00	1.20	7.00	8.40	244,608							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.67 Total Land Value: 244,608 Market: 0 Agricultural: 0 Common: 244,608 PRINTED 11/16/2026 BY SYS