W DIV: BEG INTERS OF E LINE
ACL RR & N LINE OF W DUVAL ST,
RUN E 202.5 FT, N 210 FT, W

VILLAR ANDRES R
789 W DUVAL ST
LAKE CITY, FL 32055

2027

00-00-00-12413-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	29,344
TOTAL LAND VALUE - MARKET	128,310
TOTAL MARKET VALUE	157,654
SOH/AGL Deduction	0
ASSESSED VALUE	157,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,654
TOTAL JUST VALUE	157,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2247	COMMERCIAL	3,194	03/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0710/0583	2/08/1990	WD	U	I		0

GRANTOR: BLANCHE VANZANT

GRANTEE: ANDRES VILLAR

BUILDING NOTES

BUILDING DIMENSIONS

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	0169	FENCE/WOOD	0	0	0	0	572.00	UT	7.50	7.50	100	2002	2002	3	100	4,290	
2	0169	FENCE/WOOD	0	0	0	0	73.00	UT	15.00	15.00	100	2002	2002	3	100	1,095	
3	0166	CONC,PAVMT	0	0	0	0	1,545.00	UT	2.00	2.00	100	2002	2002	3	100	3,090	
4	0260	PAVEMENT-A	0	0	0	0	18,972.00	UT	1.10	1.10	100	2002	2002	3	100	20,869	

LAND DESCRIPTION

TOTAL OB/XF 29,344

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	1001	C	MISC COMMERC	0		*CG	185.00	99.00	18,330.00	SF		1.00	1.00	1.00	7.00	7.00	128,310							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.42 Total Land Value: 128,310 Market: 0 Agricultural: 0 Common: 128,310 PRINTED 11/16/2026 BY SYS