W DIV: BEG 257.5 FT E OF ACL
RR, RUN N 209.5 FT, E 166.15
FT, S 210.22 FT, W 156.7 FT TO

INTEGRITY TITLE SERVICES LLC
757 W DUVAL STREET
LAKE CITY, FL 32055

2026

00-00-00-12414-000

BUILDING CHARACTERISTICS

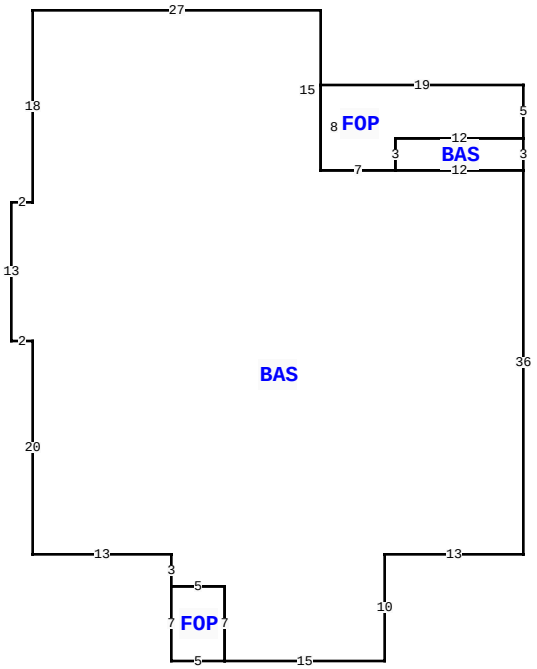
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	36	100		36	1,532
BAS	2,252	100		2,252	95,789
FOP	35	30		10	426
FOP	116	30		35	1,489
TOTALS	2,439			2,333	99,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,333	114.9540	85.07	198,468	1981	1981	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 2288 HX Base Yr



757 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	4,750.00	UT	1.50	1.50	100	1993	1993	3	100	7,125	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,322	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	99,234
TOTAL MARKET OB/XF VALUE	10,447
TOTAL LAND VALUE - MARKET	170,352
TOTAL MARKET VALUE	280,033
SOH/AGL Deduction	0
ASSESSED VALUE	280,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,033
TOTAL JUST VALUE	280,033
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1450	1/15/2019	WD	U	I	37	190,000
GRANTOR: RICHARD D BRINGGER						
GRANTEE: INTEGRITY TITLE SER						
0851/2498	1/16/1998	WD	Q	I		195,000
GRANTOR: FERNANDEZ						
GRANTEE: BRINGGER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S18 W2 S13 E2 S20 E13 S3 FOP= S7 E5 N7 W5$ E5 S7 E15 N10 E13 N36 BAS= N3 W12 S3 E12$ W12 FOP= N3 E12 N5 W19 S8 E7$ W7 N15$.

LAND DESCRIPTION

TOTAL OB/XF 10,447

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	1910	C	MEDIC OFF	0		*CG	156.00	156.00	24,336.00	SF		1.00	1.00	1.00	7.00	7.00	170,352							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.56 Total Land Value: 170,352 Market: 0 Agricultural: 0 Common: 170,352 PRINTED 06/22/2026 BY SYS