W DIV: BEG APPROX 22.5 FT EAST O OF LOT LINE 4 & N R/W OF U S HWY 155.54 FT TO S R/W OF ORANGE ST,

SB HOLDINGS OF NORTH FLORIDA LLC
5512 GARCON BLVD
PENSACOLA, FL 32507

2027

00-00-00-12422-000

BUILDING CHARACTERISTICS

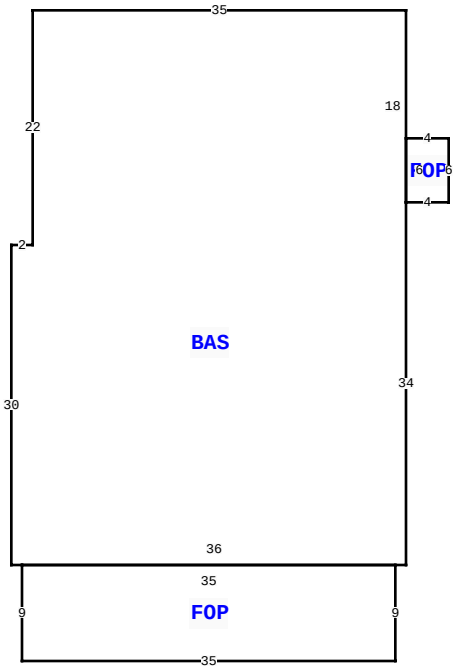
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
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	1,880	100		1,880	60,677
FOP	24	30		7	226
FOP	315	30		94	3,034
TOTALS	2,219			1,981	63,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,981	87.2340	64.55	127,874	1900	1990	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1880 HX Base Yr



359 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	1,250.00	1,250.00	50	0	0	3	50	625	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	63,937
TOTAL MARKET OB/XF VALUE	625
TOTAL LAND VALUE - MARKET	83,650
TOTAL MARKET VALUE	148,212
SOH/AGL Deduction	0
ASSESSED VALUE	148,212
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,212
TOTAL JUST VALUE	148,212
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,212

SALE:1:1: SALE INC PARCEL # 12423 ALSO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047683	Electrical Servic	750	07/17/2023
000044147	Electrical Servic	0	04/08/2022
22-0091	INTERIOR RENOVATI		02/17/2022
19-0313	REMODEL	646	05/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1327/2426	12/22/2016	WD	U	I	12	205,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: SB HOLDINGS OF NORT						
1325/1106	11/07/2016	QC	U	I	12	165,000
GRANTOR: JOANNA P AMRHEIN FKA						
GRANTEE: PEOPLES STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S22 W2 S30 E1 FOP= S9 E35 N9 W35$ E36 N34 FOP= E4 N6 W4 S6$ N18$.

LAND DESCRIPTION

TOTAL OB/XF 625

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	1700	C	1STORY OFF	0		*CG	0.00	0.00	11,950.00	SF		1.00	1.00	1.00	7.00	7.00	83,650							

REVIEW DATE 08/16/2023 BY mark Total Acres: 0.27 Total Land Value: 83,650 Market: 0 Agricultural: 0 Common: 83,650 PRINTED 11/16/2026 BY SYS