W DIV: NW1/4 BLOCK 7 EX RD R/W

449-456, DC 1347-1166, WD 1347

KAOL DURO ONE, LLC
316 W DUVAL ST
LAKE CITY, FL 32055

2027

00-00-00-12426-000

BUILDING CHARACTERISTICS

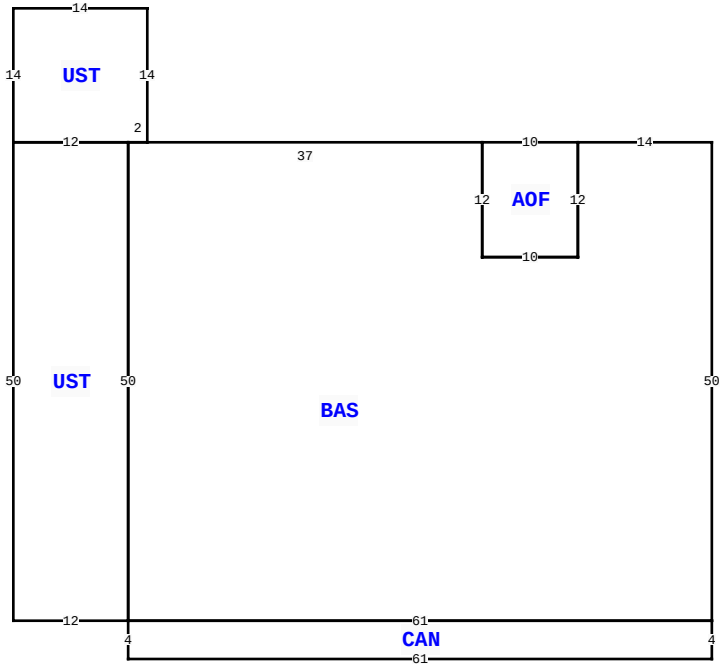
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
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
AOF	120	110		132	2,017
BAS	2,930	100		2,930	44,756
CAN	244	30		73	1,115
UST	196	40		78	1,192
UST	600	40		240	3,666
TOTALS	4,090			3,453	52,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	3,453	62.3376	30.55	105,489	1940	1970	0	0	0	50.00	50.00

1 SERV SHOP 0% - 0 Heated Area: 3050 HX Base Yr



316 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	0.00	0.00	100	2001	2001	3	100	1,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	52,744
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	74,970
TOTAL MARKET VALUE	128,814
SOH/AGL Deduction	0
ASSESSED VALUE	128,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,814
TOTAL JUST VALUE	128,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
218	MAINT/ALTR	75	03/07/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/1167	11/06/2017	WD	U	I	35	325,000

GRANTOR: LISBETH TUGGLE

GRANTEE: KAOL DURO ONE, LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 AOF= W10 S12 E10 N12$ S12 W10 N12 W37 UST= E2 N14 W14 S14 E12$ UST= W12 S50 E12 N50$ S50 CAN= S4 E61 N4 W61$ E61 N50 $.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	105.00	105.00	10,710.00	SF		1.00	1.00	1.00	7.00	7.00	74,970							

REVIEW DATE 11/08/2016 BY DF Total Acres: 0.25 Total Land Value: 74,970 Market: 0 Agricultural: 0 Common: 74,970 PRINTED 11/17/2026 BY SYS