

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
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		10	100
RMS		9	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	04	04	
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
BAS	3,154	100	
FCP	400	30	
FOP	324	30	
UOP	180	20	2026
UOP	192	20	2026
TOTALS	4,250		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 2022									Heated Area: 3154 HX Base Yr	

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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			107,329
TOTAL MARKET OB/XF VALUE			3,600
TOTAL LAND VALUE - MARKET			207,000
TOTAL MARKET VALUE			317,929
SOH/AGL Deduction			11,763
ASSESSED VALUE			306,166
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			306,166
TOTAL JUST VALUE			317,929
NCON VALUE			2,306
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/2538	12/10/2021	WD	U	I	11	0
GRANTOR: MCCRANIE LANDS I LLC						
GRANTEE: SPARKS HOLDINGS LLC						
1357/2509	4/11/2018	WD	U	I	37	178,200
GRANTOR: LAKE CITY LLC						
GRANTEE: MCCRANIE LANDS I LL						

EXTRA FEATURES																
L N	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	0294	SHED WOOD/	0	0	10	15	1.00	UT	0.00	100	0	0	3	100	100	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	100	2001	2001	3	100	3,500	

BUILDING NOTES			
768 W DUVAL ST, LAKE CITY			

BUILDING DIMENSIONS			
BAS=[ORIG=0,0] W18 S23 W15 S15 E5 S30 W10 S16 E16 E42 N16 W10 N15 E3 N9 W3 N21 W10 N23 \$			
FCP=[ORIG=-38,68] W25 S16 E25 N16 \$			
FOP=[ORIG=-22,84] S12 E27 N12 W27 \$			
UOP=[YR=2026;ORIG=-38,84] S12 E16 N12 W16 \$			
UOP=[YR=2026;ORIG=5,84] S12 E15 N12 W15 \$			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	150.00	230.00	34,500.00	SF		1.00	1.00	1.00	6.00	6.00	207,000							