W DIV: LOTS 1, 2, 3 & 4 BLOCK 11
S/D & PART OF CLOSED ALLEY DESC

STEVENS WILLIAM & CHERYL COMMERCIAL REVOCABLE LIVI
744 SW GRANDVIEW ST
LAKE CITY, FL 32025

2027

00-00-00-12591-000

BUILDING CHARACTERISTICS

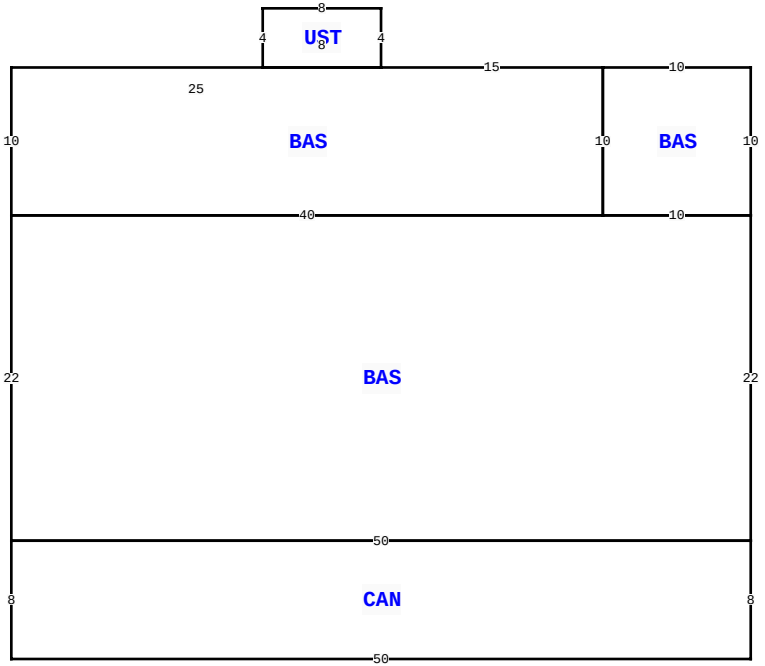
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	11	BD/BTN AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
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
BAS	100	100		100	3,407
BAS	400	100		400	13,629
BAS	1,100	100		1,100	37,480
CAN	400	30		120	4,089
UST	32	40		13	443
TOTALS	2,032			1,733	59,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	04	1,733	86.0370	61.95	107,359	1977	1995	0	0	0	45.00	55.00

1 NBHD STORE 0% - 2026 Heated Area: 1600 HX Base Yr



680 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	0	0	3	100	6,704	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	59,047
TOTAL MARKET OB/XF VALUE	7,404
TOTAL LAND VALUE - MARKET	210,000
TOTAL MARKET VALUE	276,451
SOH/AGL Deduction	0
ASSESSED VALUE	276,451
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,451
TOTAL JUST VALUE	276,451
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0307	REROOF- METAL OVE		04/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/532	8/25/2025	WD	U	I	11	100
GRANTOR: STEVENS HELEN J REVOC						
GRANTEE: STEVENS WILLIAM & C						
1364/1261	7/03/2018	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: HELEN J STEVENST RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W10 S10 E10$ BAS= W10 BAS= N10 W15 UST= N4 W8 S4 E8$ W25 S10 E40$ W40 S22 CAN= S8 E50 N8 W50$ E50 N22$.

LAND DESCRIPTION

TOTAL OB/XF 7,404

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	200.00	125.00	25,000.00	SF		1.00	1.00	1.20	7.00	8.40	210,000							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.57 Total Land Value: 210,000 Market: 0 Agricultural: 0 Common: 210,000 PRINTED 11/17/2026 BY SYS