C DIV: BEG 100 FT W OF NE COR, RUN S 50 FT, W 35 FT, N 24 FT, W 75 FT, N 30 FT, E 110 FT TO

BERTRAM JEFFERY C
327 NORTH MARION STREET
LAKE CITY, FL 32055

2027

00-00-00-12629-000

BUILDING CHARACTERISTICS

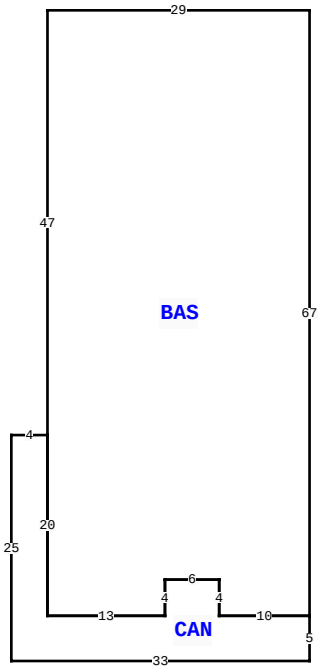
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
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	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,919	100		1,919	55,632
CAN	269	30		81	2,348
TOTALS	2,188			2,000	57,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	2,000	90.5940	57.98	115,960	1936	1936	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 1919 HX Base Yr



118 NE HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	97,423
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,340
TOTAL MARKET VALUE	126,763
SOH/AGL Deduction	0
ASSESSED VALUE	126,763
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,763
TOTAL JUST VALUE	126,763
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,763

SALE:1:1: STORE ON N MARION STREET (KEATON'S)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1009/1239	1/28/2004	WD	Q	I	04	31,000
GRANTOR: WALTER C KEATON JR &						
GRANTEE: JEFFERY C BERTRAM						
0783/1318	12/12/1993	AG	U	I	13	41,000
GRANTOR: WALTER C KEATON JR						
GRANTEE: JEFFERY C BERTRAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S47 CAN= W4 S25 E33N5 W10 N4 W6 S4 W13 N20$ S20 E13 N4 E6 S4 E10 N67$.

LAND DESCRIPTION

TOTAL OB/XF 0

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		*C-CBD	30.00	110.00	3,300.00	SF		1.00	1.00	1.00	8.00	8.00	26,400							
2	1100	C	STORE 1FLR	0		*C-CBD	21.00	35.00	735.00	SF		1.00	1.00	1.00	4.00	4.00	2,940							

REVIEW DATE 03/05/2026 BY JB Total Acres: 0.09 Total Land Value: 29,340 Market: 0 Agricultural: 0 Common: 29,340 PRINTED 11/16/2026 BY SYS

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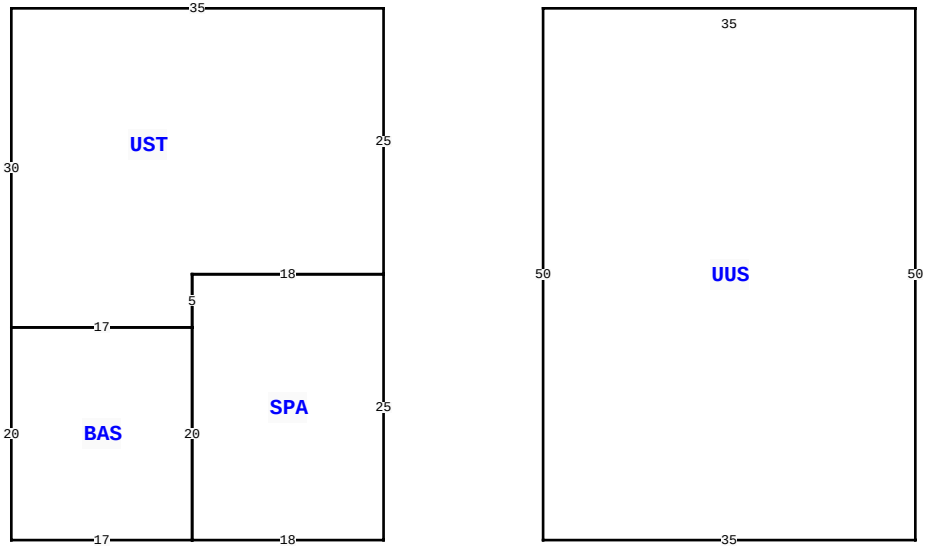
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Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100		340	7,426
SPA	450	85		382	8,343
UST	960	40		384	8,387
UUS	1,750	40		700	15,288
TOTALS	3,500			1,806	39,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	1,806	89.1337	43.68	78,886	1936	1936	0	0	0	50.00	50.00

2 SERV SHOP 0% - 0 Heated Area: 722 HX Base Yr



118 NE HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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0783/1318	12/12/1993	AG	U	I	13	41,000
GRANTOR: WALTER C KEATON JR						
GRANTEE: JEFFERY C BERTRAM						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W35 S30 BAS= S20 E17 N20 W17$ E17 SPA= S20 E18N25 W18 S5$ N5 E18 N25$ PTR=E50 UUS= W35 S50 E35 N50$ W50$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/05/2026 BY JB Total Acres: 0.09 Total Land Value: 29,340 Market: 0 Agricultural: 0 Common: 29,340 PRINTED 11/16/2026 BY SYS