C DIV: ALL THAT PART OF BLOCK
4, LYING S OF LINE DESC AS
FOLLOWS: COMM AT NE COR OF BLK

MARION STREET DELI AND PUB LLC
298 N MARION AVE
LAKE CITY, FL 32055

2026

00-00-00-12634-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

298 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	113,560
TOTAL MARKET VALUE	113,560
SOH/AGL Deduction	4,259
ASSESSED VALUE	109,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	109,301
TOTAL JUST VALUE	113,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,365

SALE:2:1: 3 PARCELS - 1 DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0171	9/05/2017	TR	U	I	19	85,000
GRANTOR: THOMAS M DONAHOO SUCC						
GRANTEE: MARION STREET DELI						
1244/0827	11/06/2012	QC	U	V	11	100
GRANTOR: JOHN MICHAEL BOWDOIN						
GRANTEE: THOMAS M DONAHOO AS						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	1000	C	VACANT COMME	0		*C-CBD	0.00	0.00	16,700.00	SF		1.00	1.00	0.85	8.00	6.80	113,560							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.38 Total Land Value: 113,560 Market: 0 Agricultural: 0 Common: 113,560 PRINTED 06/23/2026 BY SYS