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

**2027**

**00-00-00-12634-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 | 0 |
| ASSESSED VALUE | 113,560 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 113,560 |
| TOTAL JUST VALUE | 113,560 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 113,560 |

SALE:2:1: 3 PARCELS - 1 DEED

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.38 Total Land Value: 113,560 Market: 0 Agricultural: 0 Common: 113,560 PRINTED 11/16/2026 BY SYS