COMM NW COR BLOCK 4, RUN S 26.88
RUN E 202.02 FT, S 32.08 FT, W 1
12.33 FT, W 92.42 FT, N 18.59 FT

MCINALLY MICHAEL/MCINALLY KARA
354 SE BEAR RUN ST
LAKE CITY, FL 32025

2027

00-00-00-12634-003

BUILDING CHARACTERISTICS

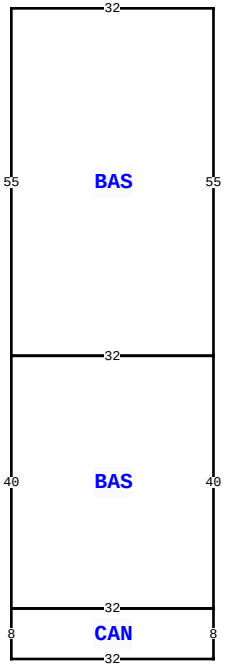
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
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	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100		1,280	33,671
BAS	1,760	100		1,760	46,297
CAN	256	30		77	2,026
TOTALS	3,296			3,117	81,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	3,117	82.2016	52.61	163,985	1944	1990	0	0	0	50.00	50.00

1 STORE RETL 0% - 2024 Heated Area: 3040 HX Base Yr



320 N MARION AVE, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	500	
2	0260	PAVEMENT-A	0	0	32	95	3,040.00	UT	1.10	1.10	100	2002	2002	3	100	3,344	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	81,992
TOTAL MARKET OB/XF VALUE	3,844
TOTAL LAND VALUE - MARKET	52,180
TOTAL MARKET VALUE	138,016
SOH/AGL Deduction	0
ASSESSED VALUE	138,016
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,016
TOTAL JUST VALUE	138,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,016

PRMT:2:1: REPLACING OUTSIDE WALL FROM FIRE DAMAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2310	REMODEL	35	02/28/2002
1296	ADDN COMM	5	07/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1181	10/19/2023	WD	U	I	30	214,000
GRANTOR: HILLSBORO CENTER LLC						
GRANTEE: MCINALLY MICHAEL						
1425/767	11/06/2020	QC	U	I	11	100
GRANTOR: BUCHANAN CONSTANCE						
GRANTEE: BUCHANAN JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S55 BAS= S40 CAN= S8 E32 N8 W32$ E32 N40 W32$ E32 N55$.

LAND DESCRIPTION

TOTAL OB/XF 3,844

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	0.00	0.00	5,218.00	SF		1.00	1.00	1.25	8.00	10.00	52,180							

REVIEW DATE 10/31/2023 BY TP Total Acres: 0.12 Total Land Value: 52,180 Market: 0 Agricultural: 0 Common: 52,180 PRINTED 11/16/2026 BY SYS