

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

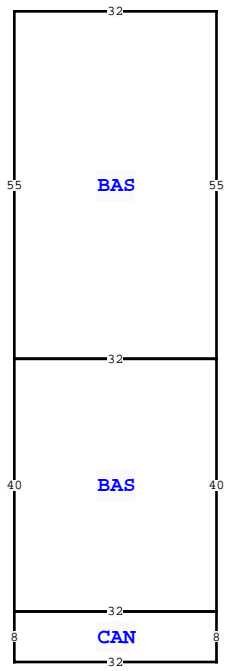
MCINALLY MICHAEL/MCINALLY KARA
 354 SE BEAR RUN ST
 LAKE CITY, FL 32025

2026

00-00-00-12634-003


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	28	GLASS THRM	10
Roof Structure	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	1,280	100	
BAS	1,760	100	
CAN	256	30	
TOTALS	3,296		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE RETL	0%	- 2024									Heated Area: 3040 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			130,216
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	
2	0260	PAVEMENT-A	0	0	32 95	3,040.00	UT	1.10	1.10	

TOTAL OB/XF									
3,844									
320 N MARION AVE, LAKE CITY									
BLD DATE		LGL DATE		05/11/2026		MLU			
XF DATE		LAND DATE							
INC DATE		AG DATE							

BUILDING NOTES									

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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							