

C DIV: PART OF BLOCK 8, COMM AT OF BLK 8, RUN S 50 FT, W 105 FT, FT, W 4.11 FT, S 4 FT, W 100 FT,

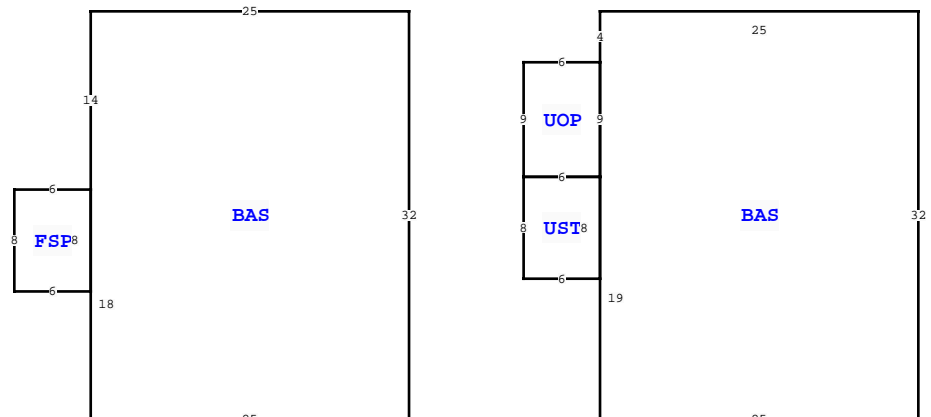
CD PARTNERS LLC
PO BOX 3832
LAKE CITY, FL 32056

2026

00-00-00-12646-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	0	0	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2200	03	1,652	111.3000	70.12	115,838	1950	1985	0	0	50.00	50.00		
1 M/FAM LOW 0% - 0 Heated Area: 1600 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	28,048
BAS	800	100		800	28,048
FSP	48	40		19	666
UOP	54	20		11	386
UST	48	45		22	772
TOTALS	1,750			1,652	57,919

261 NW ALACHUA AVE, LAKE CITY

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

EXTRA FEATURES														TOTAL OB/XF									
L N	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						
0																							

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	0800	C	MULTI-FAM	0		*C-CBD	0.00	0.00	11,064.24	SF		1.00	1.00	1.00	4.00	4.00	44,257							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 1				Tax Dist:	
BUILDING MARKET VALUE				57,919	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				44,257	
TOTAL MARKET VALUE				102,176	
SOH/AGL Deduction				0	
ASSESSED VALUE				102,176	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				102,176	
TOTAL JUST VALUE				102,176	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				99,919	
SALE: 2:1: 2 PARCELS					
SALE: 1:1: INCLUDED 12646-000, 12647-000 & 12648-00					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1239/1840	6/28/2012	WD	U	I	11	100
GRANTOR: DEBRA K GRIFFIN & CYN						
GRANTEE: CD PARTNERS LLC						
1204/2275	10/28/2010	WD	U	I	11	100
GRANTOR: DEBRA K GRIFFIN & CYN						
GRANTEE: DEBRA K GRIFFIN LIV						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 S14 FSP= W6 S8 E6 N8\$ S18 E25 N32\$ PTR=E40 BAS= W25 S4 UOP= W6 S9 E6 N9\$ S9 UST= W6 S8 E6 N8\$ S19 E25 N32\$ W40\$.