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

2027

00-00-00-12646-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

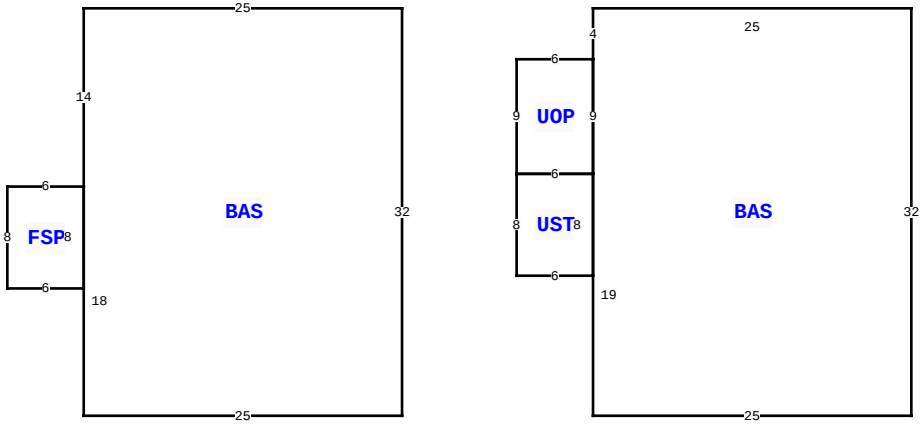
NEIGHBORHOOD/LOC: 850317.00 1.00/

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

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	0	50.00	50.00

1 M/FAM LOW 0% - 0 Heated Area: 1600 HX Base Yr



261 NW ALACHUA AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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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	
PREVIOUS YEAR MKT VALUE	102,176

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$.

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	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							

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.25 Total Land Value: 44,257 Market: 0 Agricultural: 0 Common: 44,257 PRINTED 11/16/2026 BY SYS