

C DIV: BEG SW COR BLK 8, RUN N
105 FT, E 100 FT, S 105 FT, W
100 FT TO POB. (PART BLOCK 8).

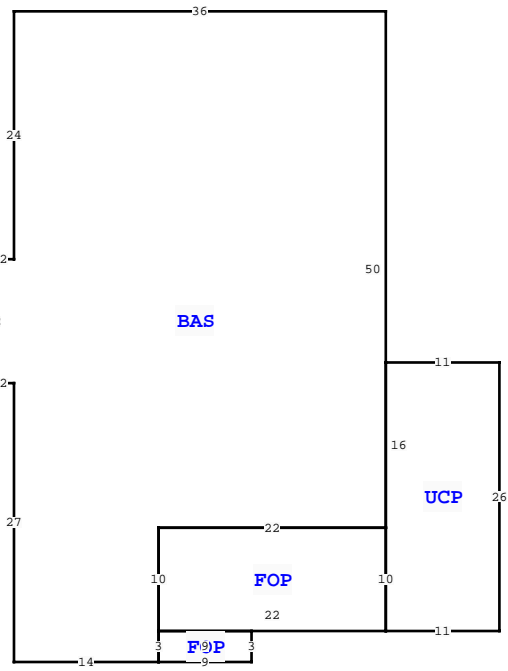
CD PARTNERS LLC
PO BOX 3832
LAKE CITY, FL 32056

2026

00-00-00-12647-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	1700 OFFICE BLD 1STY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,006	100
FOP	27	30
FOP	220	30
UCP	286	20
TOTALS	2,539	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 0		71.78	153,394	1920	1985	0	0	50.00	50.00	
Heated Area: 2006 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		76,697	
TOTAL MARKET OB/XF VALUE		1,740	
TOTAL LAND VALUE - MARKET		30,319	
TOTAL MARKET VALUE		108,756	
SOH/AGL Deduction		0	
ASSESSED VALUE		108,756	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		108,756	
TOTAL JUST VALUE		108,756	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		105,999	
SALE: 2:1: 4 PARCELS 12645-000, 12646-000 & 12648-0			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1239/1838	6/28/2012	WD	U	I	30	41,300
GRANTOR: HEARING SOLUTIONS INC						
GRANTEE: CD PARTNERS LLC						
0926/1079	5/07/2001	WD	Q	I		80,000
GRANTOR: SPECTOR'S						
GRANTEE: HEARING SOLUTIONS I						

EXTRA FEATURES																
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
1	0258	PATIO	0	0	10	8	UT	3.00	3.00	100	2008	2008	3	100	240	
2	0166	CONC, PAVMT	0	0	0	0	UT	0.00	0.00	100	0	0	3	100	1,500	

BLD DATE: 05/12/2026 MLU
XF DATE:
INC DATE:

BUILDING NOTES													
183 NW VETERANS ST, LAKE CITY													

BUILDING DIMENSIONS
BAS= W36 S24 W2 S12 E2 S27 E14 FOP= E9 N3 W9 S3\$ N3 FOP= E22 N10 W22 S10\$ N10 E22 UCP= S10 E11 N26 W11 S16\$ N50\$.

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	1700	C	1STORY OFF	0		*C-CBD	05.00	105.00	11,025.00	SF		1.00	1.00	1.00	2.75	2.75	30,319							