

C DIV: BEG SE COR, RUN N 160 FT,  
S 55 FT, W 5 FT, S 105 FT, E 110  
BLK 8 EX ANY PORTION DESC IN ORB

CITY OF LAKE CITY  
205 N MARION AVE  
LAKE CITY, FL 32055

2026

00-00-00-12648-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
														VALUATION BY		STANDARD													
														Tax Group: 1		Tax Dist:													
														BUILDING MARKET VALUE		0													
														TOTAL MARKET OB/XF VALUE		0													
														TOTAL LAND VALUE - MARKET		34,517													
														TOTAL MARKET VALUE		34,517													
														SOH/AGL Deduction		0													
														ASSESSED VALUE		34,517													
														TOTAL EXEMPTION VALUE		04 34,517													
														BASE TAXABLE VALUE		0													
														TOTAL JUST VALUE		34,517													
														NCON VALUE		0													
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE		34,517													
														SALE:2:1: VAL=\$30760. WARDS SER CTR. NEEDED FOR PA															
														SALE:1:1: 4 PARCELS 12645-000, 12646,000, 12647-00															
														PERMIT NUM				DESCRIPTION				AMT				ISSUED			
														20-0020				CIVIC				50				02/05/2020			
														SALES DATA															
														OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE					
														1378/2713		2/13/2019		QC U		I I		11		100					
														GRANTOR: MAGNOLIA TC 2 REO LLC															
														GRANTEE: CITY OF LAKE CITY															
														1374/1404		12/17/2018		FJ U		I I		18		0					
														GRANTOR: CLERK OF COURT															
														GRANTEE: MAGNOLIA TC 2 REO L															
														BUILDING NOTES															
														BUILDING DIMENSIONS															
														TOTALS															
														EXTRA FEATURES															
														153 NW VETERANS ST, LAKE CITY															
														BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	OB/XF	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												
N	CODE																												
														LAND DESCRIPTION															
														TOTAL OB/XF															
														0															
L	USE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
N	CODE																												
1	0000	C	VAC RES	0			*C-CBD	60.00	105.00	18,409.00	SF		1.00	1.00	0.50	3.75	1.88	34,517											
REVIEW DATE 03/02/2020 BY ME Total Acres: 0.42 Total Land Value: 34,517 Market: 0 Agricultural: 0 Common: 34,517 PRINTED 05/08/2026 BY SYS																													