

C DIV: BEG SE COR, RUN W 130.5 F
PT 79.5 FT E OF SW COR BLK 9, RU
E 130.50 FT TO W R/W MARION ST,

THE JOHN KUYKENDALL LIVING TRUST
336 NW PRIMITIVE GLN
LAKE CITY, FL 32055

2026

00-00-00-12653-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	70
Interior Floor	14	CARPET	30
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		6	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		10	100
Stories	2.	2.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1900PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	495	100	
BAS	4,686	100	
CAN	65	30	
FUS	3,190	100	
UST	340	40	
UST	340	40	2026
UST	944	40	2026
UST	1,112	40	2026
TOTALS	11,172		

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									
Heated Area: 8371 HX Base Yr												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			347,576
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			62,055
TOTAL MARKET VALUE			411,131
SOH/AGL Deduction			40,667
ASSESSED VALUE			370,464
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			370,464
TOTAL JUST VALUE			411,131
NCON VALUE			6,439
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			332,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-066	REMODEL	157	02/11/2013
918	DEMOLISH	15	07/14/2008
3755	ADDN COMM	300	05/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/1244	12/10/2012	QC	U	V	11	100

GRANTOR: JOHN G KUYKENDALL T
GRANTEE: CITY OF LAKE CITY

1229/2580	2/16/2012	WD	U	I	11	100
GRANTOR: JOHN G KUYKENDALL GRANTEE: JOHN G KUYKENDALL T						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0169	FENCE/WOOD	0	0	0	0	1.00	UT	200.00	200.00
3	0120	CLFENCE	4	0	0	0	1.00	UT	800.00	800.00
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	500.00	500.00

TOTAL OB/XF													
1,500													
248 N MARION AVE, LAKE CITY													
BLD DATE		LGL DATE		LGL DATE		LGL DATE		LGL DATE		LGL DATE		LGL DATE	
XF DATE		LAND DATE		LAND DATE		LAND DATE		LAND DATE		LAND DATE		LAND DATE	
INC DATE		AG DATE		AG DATE		AG DATE		AG DATE		AG DATE		AG DATE	
		04/09/2024		MLU									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W86 S43 E5 S13 W5 S5 E71 N33 E15 N28 \$									
FUS=[ORIG=-41,-96] W27 S86 E41 N20 W6 N14 E6 N34 W14 N18 \$									
UST=[YR=2026;ORIG=-7,-53] N43 W34 S18 E14 S25 E20 \$									
UST=[YR=2026;ORIG=-7,-10] N43 W20 S9 W6 S14 E6 S20 E20 \$									
BAS=[ORIG=-15,61] E15 N33 W15 S33 \$									
UST=[ORIG=0,28] N5 E20 S17 W20 N12 \$									
UST=[YR=2026;ORIG=25,23] S17 E20 N17 W20 \$									
CAN=[ORIG=-86,43] S13 E5 N13 W5 \$									
PTR=[ORIG=0,0] N30 S30 \$									

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	1900	C	PROF BLDG	0		*C-CBD	0.00	0.00	8,865.00	SF		1.00	1.00	1.00	7.00	7.00	62,055							