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

2027

00-00-00-12653-000

BUILDING CHARACTERISTICS

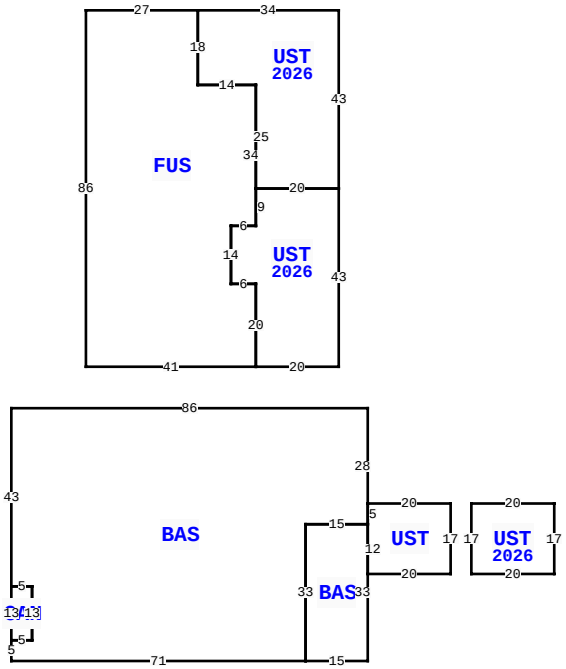
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
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	1900	PROFESS SVC/BLD
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	495	100		495	17,658
BAS	4,686	100		4,686	167,164
CAN	65	30		20	713
FUS	3,190	100		3,190	113,797
UST	340	40		136	4,852
UST	340	40	2026	136	4,852
UST	944	40	2026	378	13,484
UST	1,112	40	2026	445	15,875
TOTALS	11,172			9,486	338,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	9,486	87.6546	64.86	615,262	1900	1995	0	0	0	45.00	55.00

1 OFFICE LOW 0% - 0 Heated Area: 8371 HX Base Yr



248 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		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
1	0169	FENCE/WOOD	0	0	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	338,394
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	70,920
TOTAL MARKET VALUE	410,814
SOH/AGL Deduction	3,447
ASSESSED VALUE	407,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	407,367
TOTAL JUST VALUE	410,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,814

LAND:1:1: 1992 DOR STUDY

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

BUILDING NOTES

BUILDING DIMENSIONS

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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 $
.
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LAND DESCRIPTION

TOTAL OB/XF 1,500

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	1900	C	PROF BLDG	0		*C-CBD	0.00	0.00	8,865.00	SF		1.00	1.00	1.00	8.00	8.00	70,920							

REVIEW DATE 03/05/2026 BY ME Total Acres: 0.20 Total Land Value: 70,920 Market: 0 Agricultural: 0 Common: 70,920 PRINTED 11/17/2026 BY SYS