

C DIV: BEG 61.5 FT N OF SW COR O
10, RUN E 105 FT, N 72 FT, W 105
FT TO POB. ALSO, COMM NW COR OF

THE DECKER LAW FIRM, PA
261 N MARION AVE
LAKE CITY, FL 32055

2026

00-00-00-12658-000

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 Floo	06	VINYL ASB	90
Interior Floo	14	CARPET	10
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		6	100
Stories	0	0	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,208	100	
CAN	638	30	
FHS	792	30	
FHS	1,728	30	
FST	720	50	
FST	1,534	50	
TOTALS	10,620		
			7,282
			174,076

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	STORE RETL	0%	0									
Heated Area: 7728 HX Base Yr												
BLD DATE		LGL DATE										
XF DATE		LAND DATE	05/11/2026	MLU								
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			174,076
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			77,812
TOTAL MARKET VALUE			251,888
SOH/AGL Deduction			0
ASSESSED VALUE			251,888
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			251,888
TOTAL JUST VALUE			251,888
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			239,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1010	MAINT/ALTR	330	09/19/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/0030	3/08/2018	WD	U	I	11	100
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: SUE B ROWAND AS TRU						
1370/0034	1/30/2018	WD	U	I	11	100
GRANTOR: ANDREW J DECKER IV						
GRANTEE: THE DECKER LAW FIRM						

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

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	1100	C	STORE 1FLR	0		*C-CBD	0.00	0.00	7,781.25	SF	1.00	1.00

BUILDING NOTES												
BLDING NOTES												

BUILDING DIMENSIONS												
FST= N16 W72 S38 E6 N22 E15 S10 E25 N10 E26\$ BAS= W26 S10W25 N10 W15 S22 W6 S59 E2 CAN= S6 E66 N6 W22 N11 W22 S11 W22\$ E22 N11 E22 S11 E26 N81\$ PTR=N40 FHS= N11 W72 S11E72\$ S40\$ PTR=E80 FHS= N24 FST= N10 W72 S10 E72\$ W72 S24 E72\$ W80\$.												

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	1100	C	STORE 1FLR	0		*C-CBD	0.00	0.00	7,781.25	SF	1.00	1.00	1.25	8.00	10.00	77,812									