

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		182 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		98 100
Stories	3.	3. 100
Architctual	00	N/A 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SHOP/APT	0%	- 0	71.66	5,320,898	1910	2005	0	0	23.00	77.00	

Heated Area: 73185 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE			4,097,091
TOTAL MARKET OB/XF VALUE			200,967
TOTAL LAND VALUE - MARKET			352,800
TOTAL MARKET VALUE			4,650,858
SOH/AGL Deduction			0
ASSESSED VALUE			4,650,858
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			4,650,858
TOTAL JUST VALUE			4,650,858
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			4,841,564
PRMT:1:1: CHASTEEN'S			
SALE:3:1: 1/2 INT			

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 05	1200MXD RES/OFF/STO	MKT AREA 06	850317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	3,500	100		3,500	193,124
APT	3,500	100		3,500	193,124
APT	11,465	100		11,465	632,618
APT	14,682	100		14,682	810,126
BAS	3,036	100		3,036	167,521
BAS	4,294	100		4,294	236,935
BAS	4,495	100		4,495	248,026
BAS	5,634	100		5,634	310,874
BAS	8,469	100		8,469	467,305
BAS	1,104	100	2022	1,104	60,917
TOTALS	83,595			74,252	4,097,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-0320	INTERIOR RENOVATI		12/28/2023
000045029	Remodel	150,000	07/25/2022
7174	REMODEL	775	12/18/2020
18-160	MAINT/ALTR	0	03/23/2018
17-988	COMMERCIAL	0	12/18/2017
3785	REMODEL	75	06/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/2587	6/22/2016	QC	U	I	11	150,000

GRANTOR: TRC-SPE LLC
GRANTEE: BLANCHE HOTEL REDEV
1302/2613 10/15/2015 FJ U I 18 0
GRANTOR: CLERK OF COURT (RICHA
GRANTEE: TRC-SPE LLC

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	0100	ELEV.PASS	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	0	0	3	100	40,000	
2	0100	ELEV.PASS	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	0	0	3	100	40,000	
3	0295	SPKLR SYS	0	0	0	0	73,185.00	UT	2.13	2.13	25	2019	2019	3	75	116,639	
4	0166	CONC,PAVMT	0	0	0	0	1,429.00	UT	2.00	2.00	100	2019	2019	3	100	2,858	
5	0169	FENCE/WOOD	0	0	140	0	140.00	UT	10.50	10.50	100	2021	2020		100	1,470	

** This building has 23 Sub-Areas
228 N MARION AVE, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/11/2026	MLU

BUILDING NOTES												
BUILDING DIMENSIONS												
APT=[ORIG=-243,-15] W3 S145 W15 N36 W35 S36 W34 N28 W29 S28 W3 S47 E40 S3 E61 N19 E15 S19 E11 E26 N195 \$												
APT=[ORIG=4,-14] W37 S171 W15 N62 W35 S49 W25 N13 W11 S13 E10 S37 E61 N15 E15 S15 E11 E26 N195 \$												
BAS=[ORIG=-654,117] N4 E3 N41 W5 N25 W2 N35 W47 S35 W2 S25 W5 S41 E3 S8 E7 S66 E40 N70 E8 \$												
BAS=[YR=2022;ORIG=-586,-5] S119 W15 S76 E6 N6 E37 S6 E9 N195 W37 \$												
PTO=[ORIG=-586,-5] W72 S52 E2 S25 E5 S41 W3 S4 E18 N12 E35 S9 E15 N119 \$												
BAS=[ORIG=-119,144] W26 N13 W8 S13 W21 N58 W27 S10 W8 S85 E60 N3 E40 N34 W10 \$												

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	1200	C	STORE COMB	0		*C-CB	10.00	210.00	44,100.00	SF		1.00	1.00	1.00	8.00	8.00	352,800								