C DIV: COMM SW COR, RUN E 100.25
RUN N 94.85 FT, E 5 FT, N 1.5 FT
FT, S 95.45 FT, E 62.25 FT TO PO

FATDOG PROPERTIES LLC
177 NW MADSON ST
LAKE CITY, FL 32055

2027

00-00-00-12676-000

BUILDING CHARACTERISTICS

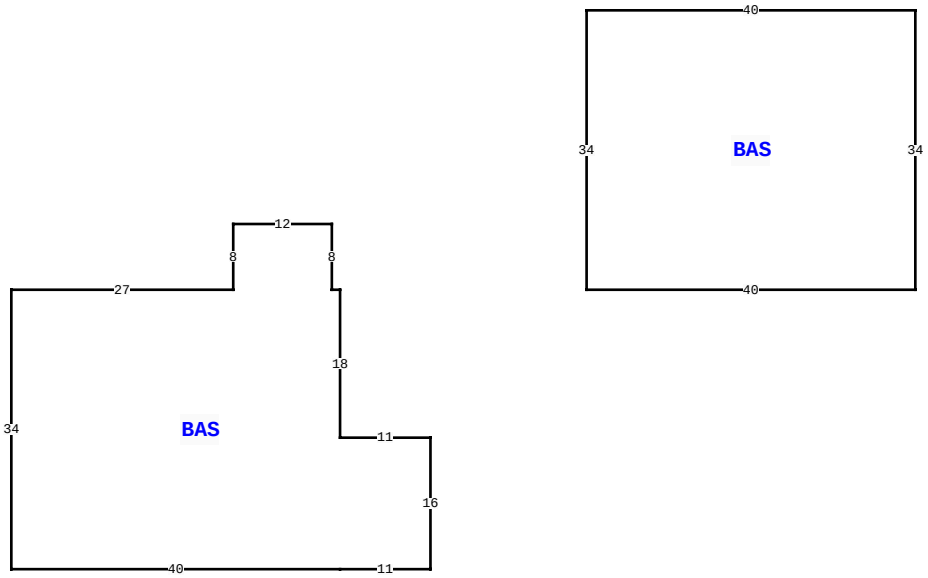
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
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	1,360	100		1,360	34,604
BAS	1,632	100		1,632	41,525
TOTALS	2,992			2,992	76,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	2,992	85.9560	63.61	190,321	1936	1936	0	0	10	50.00	40.00

1 OFFICE LOW 0% - 0 Heated Area: 2992 HX Base Yr



177 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	76,128
TOTAL MARKET OB/XF VALUE	2,650
TOTAL LAND VALUE - MARKET	35,650
TOTAL MARKET VALUE	114,428
SOH/AGL Deduction	0
ASSESSED VALUE	114,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,428
TOTAL JUST VALUE	114,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,428

SALE:1:1: (2 DEALERS)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1476	MAINT/ALTR	75	11/03/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1198	1/11/2018	WD	U	I	11	0
GRANTOR: DOUGLAS LAW, PA						
GRANTEE: FATDOG PROPERTIES L						
1252/0116	3/28/2013	WD	Q	I	01	115,000
GRANTOR: JOY S FERGUSON						
GRANTEE: DOUGLAS LAW, PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 N8 W12 S8 W27 S34 E40E11 N16 W11 N18$ PTR=E30 BAS= E40 N34 W40 S34$ W30$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	650	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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	64.00	95.00	6,366.00	SF		1.00	1.00	1.40	4.00	5.60	35,650							

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.15 Total Land Value: 35,650 Market: 0 Agricultural: 0 Common: 35,650 PRINTED 11/16/2026 BY SYS