C DIV: ALL BLOCK 18. & ALL THAT OF ORANGE ST CLOSED AND VACATED ORD NO 91-700 BEING LOCATED BETW

SPMV PROPERTIES LLC
161 SW FAITH RD
LAKE CITY, FL 32025

2027

00-00-00-12682-000

BUILDING CHARACTERISTICS

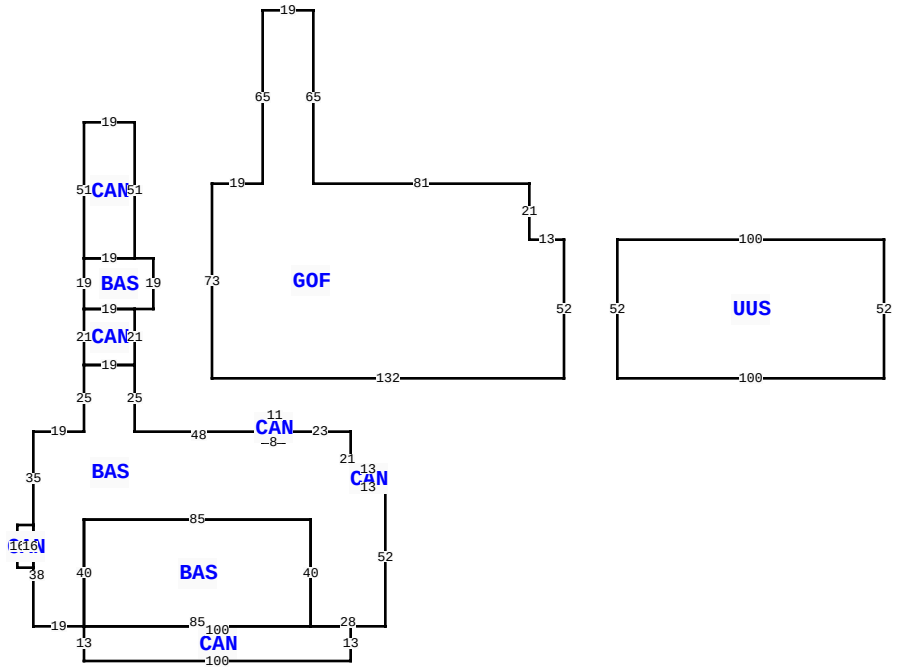
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		32 100
Stories	3.	3. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1117	STORE/OFFICE
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	494	100		494	14,951
BAS	3,400	100		3,400	102,901
BAS	6,406	100		6,406	193,878
CAN	91	30		27	817
CAN	96	30		29	878
CAN	98	30		29	878
CAN	399	30		120	3,632
CAN	969	30		291	8,807
CAN	1,300	30		390	11,804
GOF	10,598	125		13,248	400,951
TOTALS	29,051			26,514	802,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	26,514	94.5820	60.53	1,604,892	1966	1990	0	0	0	50.00	50.00

1 STORE RETL 0% - 2024 Heated Area: 20898 HX Base Yr



** This building has 11 Sub-Areas

164 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	802,446
TOTAL MARKET OB/XF VALUE	46,100
TOTAL LAND VALUE - MARKET	176,400
TOTAL MARKET VALUE	1,024,946
SOH/AGL Deduction	0
ASSESSED VALUE	1,024,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,024,946
TOTAL JUST VALUE	1,024,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,024,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-265	REMODEL	0	05/21/2018
210	REMODEL	1,263	03/01/2012
3873	REMODEL	1,448	08/29/2006
3211	REMODEL	1,176	06/29/2005
403	REMODEL	255	03/30/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1516	5/22/2023	WD	U	I	11	100
GRANTOR: VANN MARC						
GRANTEE: SPMV PROPERTIES LLC						
1357/0581	3/29/2018	WD	Q	I	05	950,000
GRANTOR: SBT GROUP OF LAKE CIT						
GRANTEE: MARC & PAUL VANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 CAN= N6 W11 S6 E1 S4 E8 N4 E2$ W2 S4 W8 N4 W48 N25 CAN= N21 BAS= E7 N19 W7 CAN= N51 W19 S51 E19 $ W19 S19 E19$ W19 S21 E19$ W19 S25 W19 S35 CAN= W6 S16 E6 N16$S38 E19 CAN= S13 E100 N13 W100$ BAS= E85 N40 W85 S40$N40 E85S40 E28 N52 CAN= N7 W13 S7 E13$ W13 N21 $ PTR=E80 N20 GOF= N52 W13 N21 W81 N65 W19 S65 W19 S73 E132$ E20 UUS= E100 N52 W100 S52$ W20S20 W80$.

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	4,800	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	11,300	
3	0100	ELEV.PASS	0	0	0	0	1.00	UT	0.00	0.00	100	1966	1966	3	100	30,000	

LAND DESCRIPTION

TOTAL OB/XF 46,100

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	1117	C	STORE/OFFICE	0		*C-CBD	210.00	210.00	44,100.00	SF		1.00	1.00	1.00	4.00	4.00	176,400							

REVIEW DATE 03/04/2026 BY JB Total Acres: 1.01 Total Land Value: 176,400 Market: 0 Agricultural: 0 Common: 176,400 PRINTED 11/16/2026 BY SYS