C DIV: BEG 61.5 FT S OF NW COR R
E 105 FT, N 55 FT, W 105 FT TO P
& BEG AT SW COR OF BLK 19, RUN N

RESTORED HOLDINGS, LLC
405 E DUVAL ST
LAKE CITY, FL 32025

2027

00-00-00-12684-000

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 Floo	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		11 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03

DOR CODE 4817 WHSE STORAGE/OFFICE

MAP NUM | MKT AREA 06

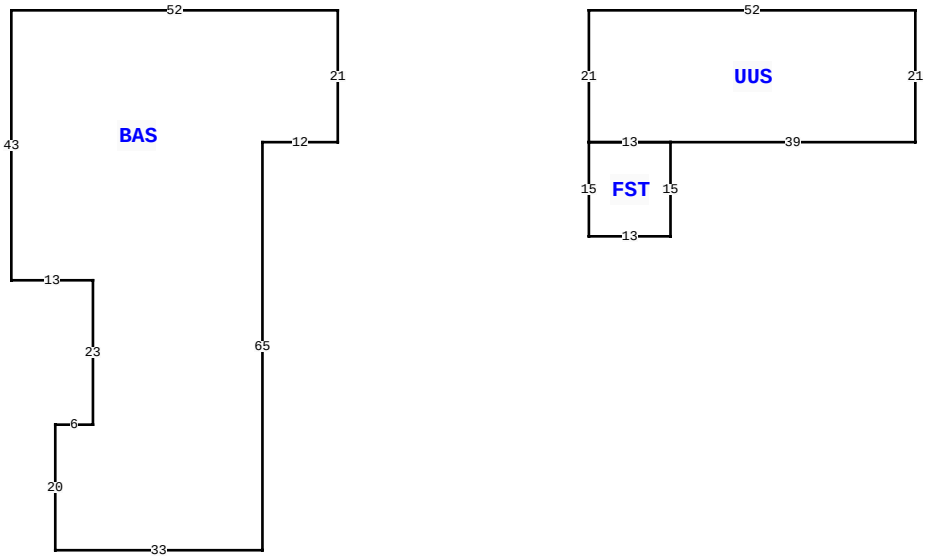
NEIGHBORHOOD/LOC 850317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,253	100		3,253	30,637
FST	195	50		98	923
UUS	1,092	40		437	4,116
TOTALS	4,540			3,788	35,675

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	3,788	63.6293	47.09	178,377	1940	1940	0	0	30	50.00	20.00

1 OFFICE LOW 0% - 2024 Heated Area: 3253 HX Base Yr



169 NW COLUMBIA 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	35,675
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	44,179
TOTAL MARKET VALUE	79,854
SOH/AGL Deduction	4,304
ASSESSED VALUE	75,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,550
TOTAL JUST VALUE	79,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-00355	COMMERCIAL ALTERA	185,000	07/21/2026
4071	MAINT/ALTR	190	12/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2354	6/10/2024	WD	Q	I	01	100,000
GRANTOR: SPMV PROPERTIES, LLC						
GRANTEE: RESTORED HOLDINGS,						
1492/1520	5/22/2023	WD	U	I	11	100
GRANTOR: VANN MARC A						
GRANTEE: SPMV PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S43 E13 S23 W6 S20 E33 N65 E12 N21$ PTR=E40 UUS= E52 S21 W39 FST= S15 W13 N15 E13$ W13 N21$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	4817	C	STORG/ OFF	0		*C-CBD	55.00	105.00	5,775.00	SF		1.00	1.00	0.85	9.00	7.65	44,179							

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.13 Total Land Value: 44,179 Market: 0 Agricultural: 0 Common: 44,179 PRINTED 11/16/2026 BY SYS