C DIV: COMM NE COR OF BLOCK 19, 53 FT, 5 INCHES FOR POB, RUN S 3 7 INCHES; W 105 FT; N 30 FT, 7 I

MOSES JANET
174 N MARION AVE
LAKE CITY, FL 32055

2026

00-00-00-12685-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

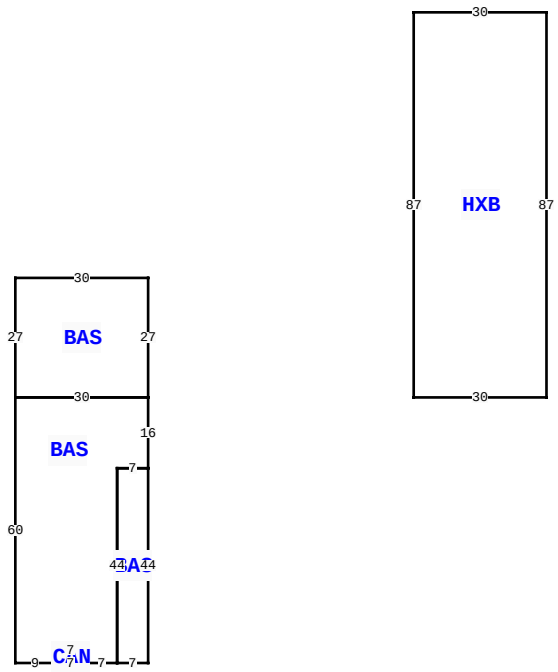
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100		308	7,499
BAS	810	100		810	19,720
BAS	1,471	100		1,471	35,812
CAN	21	30		6	146
HXB	2,610	100		2,610	63,541
TOTALS	5,220			5,205	126,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	5,205	69.5640	48.69	253,431	1900	1990	0	0	0	50.00	50.00

1 STORE RETL 50.14% - 2017 Heated Area: 5199 HX Base Yr 2017



174 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		126,716
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		28,210
TOTAL MARKET VALUE		154,926
SOH/AGL Deduction		11,217
ASSESSED VALUE		143,709
TOTAL EXEMPTION VALUE	HX HB	41,423
BASE TAXABLE VALUE		102,286
TOTAL JUST VALUE		154,926
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,278

SALE:2:1: CENTRAL DIV - PART BLK 19

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/760	10/21/2021	WD	U	I	11	100
GRANTOR:						
GRANTEE:						
1307/1400	1/08/2016	WD	Q	I	01	150,000
GRANTOR: JEFFERY A & DENISE D						
GRANTEE: JANET MOSES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N27 W30 S27 E30$ BAS= W30 S60 E9 CAN= E7 N3 W7 S3$ N3 E7 S3 E7 BAS= E7 N44 W7 S44$ N44 E7 N16$ PTR=E60 HXB= E30 N87 W30 S87$ W60$.

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

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	1100	C	STORE 1FLR	0		*C-CBD	31.00	105.00	1,612.00	SF		1.00	1.00	1.25	7.00	8.75	14,105							
2	1100	C	STORE 1FLR	100			0.00	0.00	1,612.00	SF		1.00	1.00	1.25	7.00	8.75	14,105							

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.07 Total Land Value: 28,210 Market: 0 Agricultural: 0 Common: 28,210 PRINTED 05/08/2026 BY SYS