

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

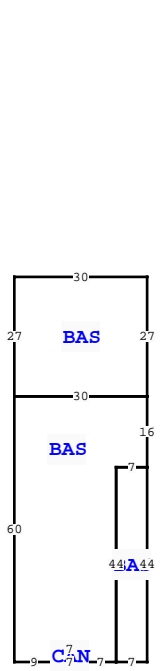
MOSES JANET
174 N MARION AVE
LAKE CITY, FL 32055

2026

00-00-00-12685-000

ELEMENT		CD	CONSTRUCTION
Exterior Wall	15	CONC	BLOCK 90
Exterior Wall	19	COMMON	BRK 10
Roof Structure	04	WOOD	TRUSS 100
Roof Cover	04	BUILT-UP	100
Interior Wall	02	WALL	BD/WD 100
Interior Floor	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
BAS	308	100	
BAS	810	100	
BAS	1,471	100	
CAN	21	30	
HXB	2,610	100	
TOTALS	5,220		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE RETL	50.14%	- 2017	44.52	231,727	1900	1990	0	0	50.00	50.00
Heated Area: 5199						HX Base Yr 2017					



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE		115,864				
TOTAL MARKET OB/XF VALUE		0				
TOTAL LAND VALUE - MARKET		32,240				
TOTAL MARKET VALUE		148,104				
SOH/AGL Deduction		7,791				
ASSESSED VALUE		140,313				
TOTAL EXEMPTION VALUE		HX HB 41,423				
BASE TAXABLE VALUE		98,890				
TOTAL JUST VALUE		148,104				
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																
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
174 N MARION AVE, LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
05/11/2026 MLU																

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	1100	C	STORE 1FLR	0		*C-CBD31.00	105.00	105.00	1,612.00	SF		1.00	1.00	1.25	8.00	10.00	16,120							
2	1100	C	STORE 1FLR	100			0.00	0.00	1,612.00	SF		1.00	1.00	1.25	8.00	10.00	16,120							