

C DIV: BEG 84 FT S OF NE COR BLO  
 FT, W 105 FT, N 80 FT, E 105 FT  
 AC DESC IN WD 1527-90 & EX 0.002

ZBAX, LLC  
 156 N MARION AVE  
 LAKE CITY, FL 32055

**2026**

00-00-00-12686-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	50
Exterior Wall	19	COMMON BRK	50
Roof Structure	02	SHED	100
Roof Cover	04	BUILT-UP	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	06	VINYL ASB	50
Interior Floor	14	CARPET	50
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	2	100	
Units	0	100	
Condition Adj	01	01	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	2,824	100	
CAN	308	30	
FST	1,268	50	
FUS	3,564	100	
TOTALS	7,964		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	STORE RETL	0%	- 2025											
Heated Area: 6388 HX Base Yr														
156 N MARION AVE, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/09/2024	MLU			
				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		124,104	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		30,492	
TOTAL MARKET VALUE		154,596	
SOH/AGL Deduction		0	
ASSESSED VALUE		154,596	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		154,596	
TOTAL JUST VALUE		154,596	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,125	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-113	REMODEL	105	04/01/2014
1508	MAINT/ALTR	75	12/14/2009
29	REMODEL	50	02/08/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/613	11/22/2024	WD Q	Q	I	01	190,000
GRANTOR: 156-168 MARION STREET						
GRANTEE: ZBAX, LLC						
1401/0993	10/31/2019	WD U	U	I	11	100
GRANTOR: GEORGE R & JOAN WARD						
GRANTEE: 156-168 MARION STEE						

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
156 N MARION AVE, LAKE CITY																
TOTAL OB/XF 0																

BUILDING NOTES													

BUILDING DIMENSIONS													
FUS=[ORIG=50,0] E44 N81 W44 S81 \$													
BAS=[ORIG=0,0] W30 N10 W14 S71 E44 N61 \$													
FST=[ORIG=0,0] N32 W44 S22 E14 S10 E30 \$													
CAN=[ORIG=-44,61] S7 E44 N7 W44 \$													
PTR=[ORIG=0,0] E50 W50 \$													

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-CBD80.00	105.00		4,356.00	SF		1.00	1.00	1.00	7.00	7.00	30,492							