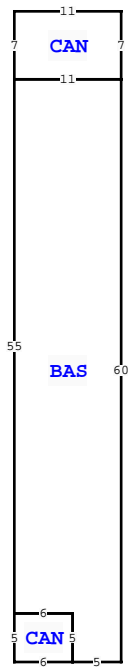


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		2	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		1	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	630	100	
CAN	30	30	
CAN	77	30	
TOTALS	737		
		662	22,891

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		41,620	1900	1995	0	0	45.00	55.00	
				Heated Area: 630								
					HX Base Yr							



154 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			22,891
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			16,170
TOTAL MARKET VALUE			39,061
SOH/AGL Deduction			0
ASSESSED VALUE			39,061
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			39,061
TOTAL JUST VALUE			39,061
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			37,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/1646	5/17/2024	WD Q	Q	I	05	450,000
GRANTOR: VANN AND WATSON PROPE						
GRANTEE: KURDI PROPERTIES LL						
1491/2796	5/22/2023	WD U	U	I	11	100
GRANTOR: WATSON KENNETH A						
GRANTEE: VANN AND WATSON PRO						

BUILDING NOTES	

BUILDING DIMENSIONS	
CAN= N7 W11 S7 E11\$ BAS= W11S55 CAN= S5 E6 N5 W6\$ E6 S5 E5 N60\$.	

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

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-CBD	11.00	105.00	1,155.00	SF		1.00	1.00	1.75	8.00	14.00	16,170							