C DIV: BEG SE COR, RUN N 42.5 FT
17.5 FT, W 12 FT, S 60 FT, E 117
(BLOCK 19)

KURDI PROPERTIES LLC
298 NW HARRIS LP
LAKE CITY, FL 32055

2027

00-00-00-12688-000

BUILDING CHARACTERISTICS

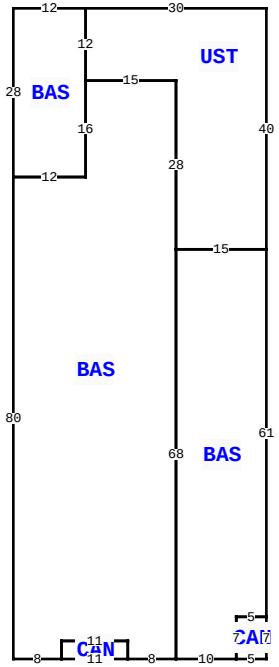
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	336	100		336	11,379
BAS	985	100		985	33,357
BAS	2,367	100		2,367	80,159
CAN	33	30		10	339
CAN	35	30		10	339
UST	780	40		312	10,566
TOTALS	4,536			4,020	136,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,020	91.5316	67.73	272,275	1900	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2025 Heated Area: 3688 HX Base Yr



152 N MARION 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	136,138
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	51,880
TOTAL MARKET VALUE	188,018
SOH/AGL Deduction	0
ASSESSED VALUE	188,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,018
TOTAL JUST VALUE	188,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,018

SALE:1:1: SELL ALSO INCLUDED PARCEL # 02273-021

PERMIT NUM	DESCRIPTION	AMT	ISSUED
159	REMODEL	50	04/30/2007
3919	REMODEL	323	10/25/2006

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

UST= N40 W30 S12 E15 S28 E15$ BAS= W15 BAS= N28 W15 BAS= N12 W12 S28 E12 N16$ S16W12 S80 E8 CAN= E11 N3 W11 S3$ N3 E11 S3 E8 N68$ S68 E10 CAN= E5 N7 W5 S7$ N7 E5 N61$.

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	1700	C	1STORY OFF	0		*C-CBD	43.00	117.00	5,188.00	SF		1.00	1.00	1.25	8.00	10.00	51,880							

REVIEW DATE 12/04/2024 BY TP Total Acres: 0.12 Total Land Value: 51,880 Market: 0 Agricultural: 0 Common: 51,880 PRINTED 11/16/2026 BY SYS