

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

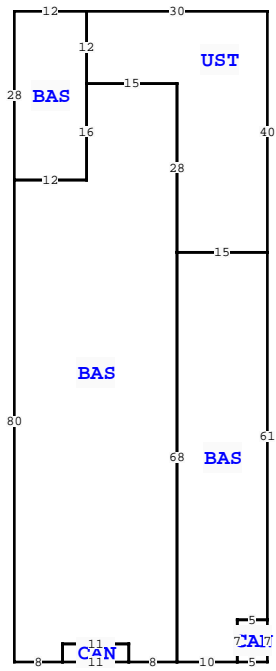
KURDI PROPERTIES LLC
298 NW HARRIS LP
LAKE CITY, FL 32055

2026

00-00-00-12688-000

ELEMENT	CD	CONSTRUCTION
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	05	DRYWALL 100
Interior Floor	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
BAS	336	100
BAS	985	100
BAS	2,367	100
CAN	33	30
CAN	35	30
UST	780	40
TOTALS	4,536	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE LOW	0%	- 2025									
				Heated Area:	3688			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			220,871
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	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						

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
152 N MARION AVE, LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
05/11/2026 MLU																

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																								
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	1700	C	1STORY OFF	0		*C-CBD43.00	117.00	117.00	5,188.00	SF		1.00	1.00	1.25	8.00	10.00	51,880							