

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

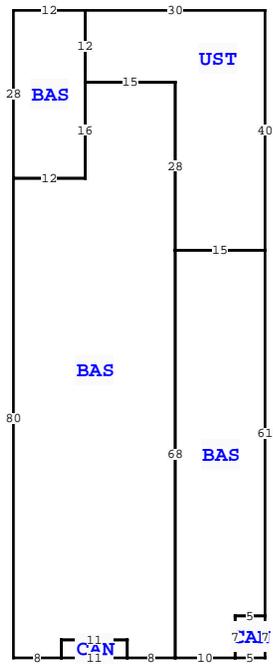
KURDI PROPERTIES LLC
298 NW HARRIS LP
LAKE CITY, FL 32055

2026

00-00-00-12688-000

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	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	YEAR
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		139,816	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		45,395	
TOTAL MARKET VALUE		185,211	
SOH/AGL Deduction		0	
ASSESSED VALUE		185,211	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		185,211	
TOTAL JUST VALUE		185,211	
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	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

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/09/2024	
LAND DATE		MLU	
AG DATE			

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												
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	7.00	8.75	45,395								