C DIV. ALL LOTS 21 & 22.
DB C PG 568, DB Q PG 632

COLUMBIA COUNTY, FLORIDA
COUNTY MAIN COURTHOUSE, BOX 1529
LAKE CITY, FL 32056

2027

00-00-00-12691-000

BUILDING CHARACTERISTICS

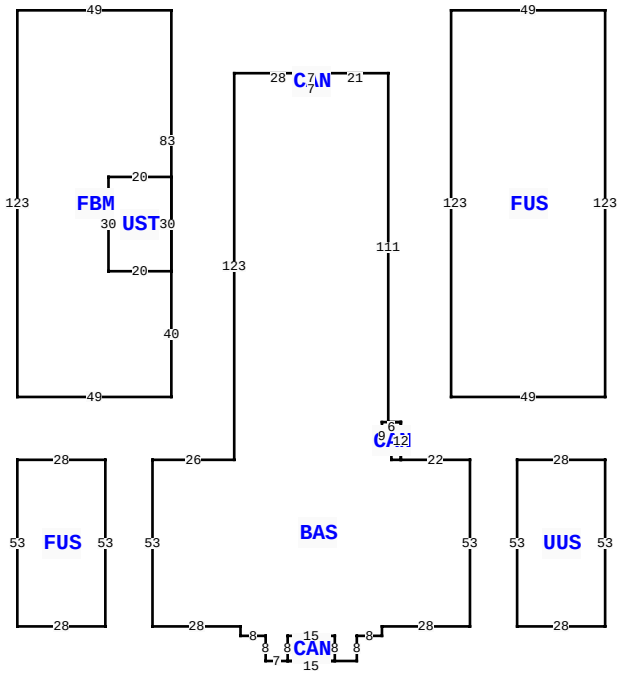
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		30 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		50 100
Stories	2.5	2.5 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8600	COUNTY IMP
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	11,795	100		11,795	1,047,337
CAN	35	30		10	888
CAN	63	30		19	1,687
CAN	120	30		36	3,197
FBM	6,027	70		4,219	374,626
FUS	1,484	100		1,484	131,772
FUS	6,027	100		6,027	535,168
UST	600	40		240	21,311
UUS	1,484	40		594	52,745
TOTALS	27,635			24,424	2,168,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9300	04	24,424	112.2262	103.25	2,521,778	1930	2010	0	0	0	14.00	86.00

1 GOVT BLDG 0% - 0 Heated Area: 25333 HX Base Yr



173 NE HERNANDO AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		2,168,729
TOTAL MARKET OB/XF VALUE		10,800
TOTAL LAND VALUE - MARKET		467,509
TOTAL MARKET VALUE		2,647,038
SOH/AGL Deduction		1,107,872
ASSESSED VALUE		1,539,166
TOTAL EXEMPTION VALUE	03	1,539,166
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,647,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,647,038

BLDG:1:1: COUNTY COURT HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S123W26 S53 E28 S3 E8 S8E7 CAN= N8 E15 S8 W15 $ E22 N8 E8 N3 E28 N53 W22 CAN= W3 N3 W3N9 E6 S12$N12 W4 N111 W21CAN= S5 W7 N5 E7 $ W28$ PTR= W20 N20 FBM= W49 S123 E49 N40UST= W20 N30 E20 S30$ N83$ S20 E20$ PTR=E69 N20 FUS= E49S123 W49 N123$ S20 W69$ PTR= W 69 S123 FUS= S53 E28 N53 W28$ N 123 E69$ PTR= E118S123 UUS= W28 S53 E28 N53$ N123 W118$.

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
1	0260	PAVEMENT-A	0	0	100	400	1.00	UT	0.00	0.00	100	0	0	3	100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 10,800

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	8600	C	COUNTY	0		00	195.00	342.00	66,787.00	SF		1.00	1.00	1.00	7.00	7.00	467,509							

REVIEW DATE 11/02/2016 BY DF Total Acres: 1.53 Total Land Value: 467,509 Market: 0 Agricultural: 0 Common: 467,509 PRINTED 11/16/2026 BY SYS