



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		12	100
Stories	2.	2.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1800 OFFCE BLD M/STY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,448	100	
CAN	437	30	
CAN	440	30	
FUS	2,885	100	
TOTALS	6,210		

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%	- 2023								
					Heated Area: 5333						
					HX Base Yr						

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		252,217	
TOTAL MARKET OB/XF VALUE		2,500	
TOTAL LAND VALUE - MARKET		136,759	
TOTAL MARKET VALUE		391,476	
SOH/AGL Deduction		98,119	
ASSESSED VALUE		293,357	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		293,357	
TOTAL JUST VALUE		391,476	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,468	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/552	4/20/2026	WD Q	Q	I	01	490,000
GRANTOR: THE LAGUNA TEAM, LLC						
GRANTEE: FLA OFFICE PARTNERS						
1492/1906	4/25/2023	WD U	U	I	11	100
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: THE LAGUNA TEAM, LL						

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
1	0260	PAVEMENT-A	0	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

157 E DUVAL ST, LAKE CITY

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

BUILDING NOTES									

BUILDING DIMENSIONS
 BAS= W34 CAN= W4 S76 E38 N4 W34 N72\$ S72 E34 CAN= E23 N19
 W23 S19\$ N72\$ PTR= E40 FUS= S72 E57 N19 W23 N53 W34\$ W40\$.

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	1800	C	MULTISTORY	0		*CG	0.00	0.00	10,019.00	SF		1.00	1.00	1.95	7.00	13.65	136,759							