C DIV: W1/2 BLOCK 26 EX RD R/W.
381-117, 448-647, 948-2116, 1093

131 W DUVAL LLC
3590 VALVERDE CIR
JACKSONVILLE, FL 32224

2027

00-00-00-12708-000

BUILDING CHARACTERISTICS

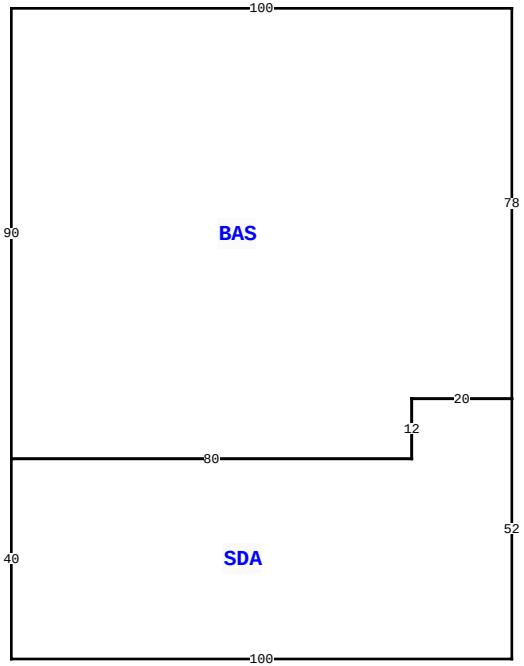
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	8,760	100		8,760	264,142
SDA	4,240	185		7,844	236,522
TOTALS	13,000			16,604	500,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	06	16,604	87.0200	39.16	650,213	1989	2005	0	0	0	23.00	77.00

1 PREF M B R 0% - 2026 Heated Area: 13000 HX Base Yr



131 W DUVAL ST, 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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	500,664
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	125,580
TOTAL MARKET VALUE	627,244
SOH/AGL Deduction	0
ASSESSED VALUE	627,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	627,244
TOTAL JUST VALUE	627,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	627,244

BLDG:1:1: BROWN VANN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1130	2/14/2025	WD	Q	I	05	1,135,000
GRANTOR: SPMV PROPERTIES LLC						
GRANTEE: 131 W DUVAL LLC						
1513/1683	4/19/2024	WD	U	I	11	100
GRANTOR: VANN MARC A						
GRANTEE: SPMV PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S90 SDA= S40 E100 N52 W20 S12 W80$ E80 N12 E20 N78$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	1100	C	STORE 1FLR	0		*C-CBD	20.00	152.00	17,940.00	SF		1.00	1.00	1.00	7.00	7.00	125,580							

REVIEW DATE 07/17/2025 BY TP Total Acres: 0.41 Total Land Value: 125,580 Market: 0 Agricultural: 0 Common: 125,580 PRINTED 11/17/2026 BY SYS