C DIV: ALL BLOCK 27 EX BEG NE
COR, RUN S 45.6 FT, W 60 FT,
S 18 FT, W 147.28 FT, N 63.6

GREY BUILDING LLC
P O BOX 1933
LAKE CITY, FL 32056

2027

00-00-00-12710-001

BUILDING CHARACTERISTICS

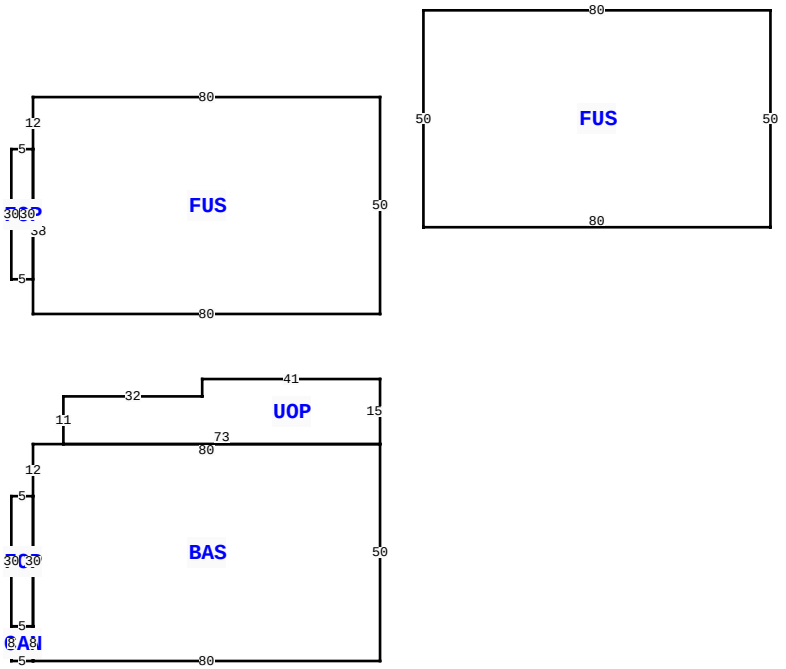
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		19 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		30 100
Stories	3.	3. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
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	4,000	100		4,000	105,235
CAN	40	30		12	316
FOP	150	30		45	1,184
FOP	150	30		45	1,184
FUS	4,000	100		4,000	105,235
FUS	4,000	100		4,000	105,235
UOP	967	20		193	5,078
TOTALS	13,307			12,295	323,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	12,295	84.6544	62.64	770,159	1972	2000	25	0	0	33.00	42.00

1 OFFICE LOW 0% - 2021 Heated Area: 12000 HX Base Yr



116 NW COLUMBIA AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	323,467
TOTAL MARKET OB/XF VALUE	21,000
TOTAL LAND VALUE - MARKET	133,455
TOTAL MARKET VALUE	477,922
SOH/AGL Deduction	0
ASSESSED VALUE	477,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	477,922
TOTAL JUST VALUE	477,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	477,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/2157	6/08/2020	WD	U	I	12	375,000
GRANTOR: STEPHEN C BULLOCK EST						
GRANTEE: GREY BUILDING LLC						
1317/2613	6/24/2016	WD	U	I	11	100
GRANTOR: THOMAS W BROWN						
GRANTEE: THOMAS W BROWN AS T						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N15 W41 S4 W32 S11 E73 $ BAS= W80 S12 FOP= W5 S30 E5 N30$ S30 CAN= W5 S8 E5 N8$ S8 E80 N50$ PTR=N30 FUS= N50 W80 S12 FOP= W5 S30 E5 N30$ S38 E80 $ S30$ PTR=N50 E90 FUS= N50W80 S50 E80$ S50 W90$.

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	0	0	3	100	1,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	
3	0100	ELEV.PASS	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 21,000

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	1900	C	PROF BLDG	0		*C-CBD	107.00	95.00	19,065.00	SF		1.00	1.00	1.00	7.00	7.00	133,455							

REVIEW DATE 03/04/2026 BY ME Total Acres: 0.44 Total Land Value: 133,455 Market: 0 Agricultural: 0 Common: 133,455 PRINTED 11/17/2026 BY SYS