C DIV: BEG NW COR BLOCK 30, RUN
FT, W 4 FT, S 45 FT, W 36 FT, N
POB. EX A PRCL CONVEYED TO THE S

BOURDREAU LAW FIRM, PLLC
202 W DUVAL ST
LAKE CITY, FL 32055

2026

00-00-00-12723-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,248
TOTAL MARKET VALUE	22,248
SOH/AGL Deduction	0
ASSESSED VALUE	22,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,248
TOTAL JUST VALUE	22,248
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1500/1281	10/10/2023	WD	Q	I	05	298,100
GRANTOR: BRAVOFLORIDA LLC						
GRANTEE: BOURDREAU LAW FIRM,						
1401/1399	12/18/2019	WD	Q	I	05	372,000
GRANTOR: DUVAL STREET REALTY,						
GRANTEE: BRAVOFLORIDA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1001	C	MISC COMMERC	0		*CG	40.00	105.00	3,708.00	SF		1.00	1.00	1.00	6.00	6.00	22,248							

REVIEW DATE 04/09/2024 BY MLU Total Acres: 0.09 Total Land Value: 22,248 Market: 0 Agricultural: 0 Common: 22,248 PRINTED 05/08/2026 BY SYS