

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



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND										
																				VALUATION BY STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 25,956 TOTAL MARKET VALUE 25,956 SOH/AGL Deduction 1,483 ASSESSED VALUE 24,473 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 24,473 TOTAL JUST VALUE 25,956 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 22,248											
DOR CODE		1001 MISC COMMERCIAL																		PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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											
MAP NUM		850317.00 1.00/																		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU											
NEIGHBORHOOD/LOC																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
						TOTALS 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															
																	LAND DESCRIPTION TOTAL OB/XF 0														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	7.00	7.00	25,956														
REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.09 Total Land Value: 25,956 Market: 0 Agricultural: 0 Common: 25,956 PRINTED 06/22/2026 BY SYS																															