C DIV: S1/2 OF SE1/4 BLOCK 30.
815-1039, WD 1064-1045, WD 1554-

KAPLAN SANDER K
6919 W UNIVERSITY AVE
GAINESVILLE, FL 32607

**2027**

**00-00-00-12725-000**

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

165 SW NASSAU ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 336 |
| TOTAL LAND VALUE - MARKET | 14,256 |
| TOTAL MARKET VALUE | 14,592 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 14,592 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 14,592 |
| TOTAL JUST VALUE | 14,592 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 14,592 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3950 | DEMOLISH | 25 | 10/09/2006 |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1554/125 | 10/30/2025 | WD | U | I | 11 | 100 |
| GRANTOR: KAPLAN STEVEN B | | | | | | |
| GRANTEE: KAPLAN SANDER K | | | | | | |
| 1064/1045 | 11/02/2005 | WD | U | I | 08 | 45,000 |
| GRANTOR: DEB-LYN INC | | | | | | |
| GRANTEE: KAPLAN | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 96.00 | UT | 14.00 | 14.00 | 25 | 0 | 0 | 3 | 25 | 336 | |

## LAND DESCRIPTION

TOTAL OB/XF 336

| 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 | 52.00 | 105.00 | 5,184.00 | SF | | 1.00 | 1.00 | 1.00 | 2.75 | 2.75 | 14,256 | | | | | | | |

REVIEW DATE 11/03/2016 BY DF — Total Acres: 0.12 — Total Land Value: 14,256 — Market: 0 — Agricultural: 0 — Common: 14,256 — PRINTED 11/17/2026 BY SYS