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

2026

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	13,296

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 06/23/2026 BY SYS