C DIV: BEG SE COR, RUN W 211.70
131.9 FT, S 20.4 FT, E 60 FT, S
82 FT TO POB, BLOCK 32 & BEG NE

SERENITYBLOCK 32, LLC
27822 23RD PL
BRANFORD, FL 32008

2027

00-00-00-12733-000

BUILDING CHARACTERISTICS

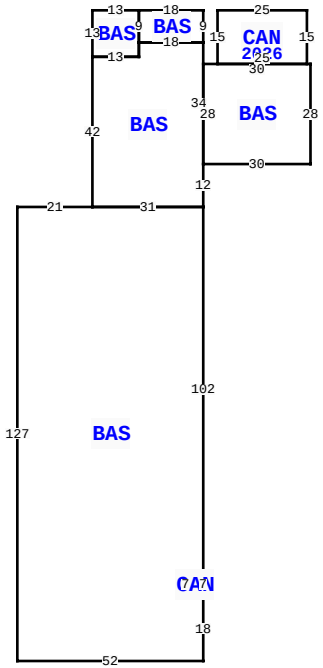
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
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	162	100		162	3,303
BAS	169	100		169	3,446
BAS	840	100		840	17,128
BAS	1,374	100		1,374	28,016
BAS	6,569	100		6,569	133,942
CAN	35	30		10	204
CAN	375	30	2026	112	2,284
TOTALS	9,524			9,236	188,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	9,236	63.7190	40.78	376,644	1955	1980	0	0	0	50.00	50.00

1 STORE RETL 0% - 2024 Heated Area: 9114 HX Base Yr



117 SE NASSAU ST, 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	188,322
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	172,116
TOTAL MARKET VALUE	372,438
SOH/AGL Deduction	0
ASSESSED VALUE	372,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,438
TOTAL JUST VALUE	372,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	372,438

LAND:2:1: ADJ4;CORNER.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045388	Electrical Servic	0	09/08/2022
3830	REMODEL	50	07/26/2006
2171	REMODEL	169	10/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2773	8/10/2023	WD	U	I	11	100
GRANTOR: MARTIN JIMMY R						
GRANTEE: SERENITYBLOCK 32, L						
1036/0732	1/24/2005	QC	Q	I	01	50,000
GRANTOR: DONALD WILLIAMS (UND						
GRANTEE: JIMMY R MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 S127 E52 N18 W5 N7 E5 N102 W31 $
BAS=[ORIG=31,0] N12 N34 W18 S4 W13 S42 E31 $
BAS=[ORIG=31,-12] E30 N28 W30 S28 $
BAS=[ORIG=13,-46] N9 W13 S13 E13 N4 $
BAS=[ORIG=31,-46] N9 W18 S9 E18 $
CAN=[ORIG=31,109] N7 W5 S7 E5 $
CAN=[YR=2026;ORIG=35,-55] S15 E25 N15 W25 $
.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1100	C	STORE 1FLR	0		*CG	105.00	132.00	20,220.00	SF		1.00	1.00	1.00	7.00	7.00	141,540							
2	1000	C	VACANT COMME	0		*CG	0.00	0.00	5,460.00	SF		1.00	1.00	0.80	7.00	5.60	30,576							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.59 Total Land Value: 172,116 Market: 0 Agricultural: 0 Common: 172,116 PRINTED 11/16/2026 BY SYS