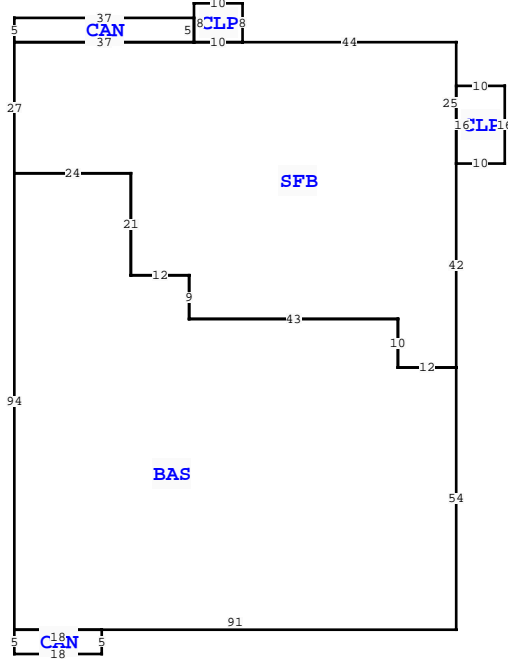


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 10	
Ceiling	01	FIN.SUSPD 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		21 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		21 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	8600	COUNTY IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,532	100	
CAN	90	30	
CAN	185	30	
CLP	80	40	
CLP	160	40	
SFB	4,479	80	
TOTALS	11,526		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4900	04	10,294	109.5444	81.06	834,432	1978	1978	0	0	50.00	50.00		
1 OFFICE LOW 0% - 2024 Heated Area: 11011 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		417,216	
TOTAL MARKET OB/XF VALUE		9,949	
TOTAL LAND VALUE - MARKET		344,050	
TOTAL MARKET VALUE		771,215	
SOH/AGL Deduction		0	
ASSESSED VALUE		771,215	
TOTAL EXEMPTION VALUE		03 771,215	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		771,215	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		722,065	

XFOB:5:1: DOR 1998
 XFOB:4:1: CONCRETE BLOCK WALL. DOR 1998
 XFOB:1:1: DOR 1998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054209	Remodel	227,759	10/07/2025
000047769	Roof Replacement	196,760	07/27/2023
689	ADDN COMM	331	04/11/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/791	3/06/2023	WD	U	I	18	795,000
GRANTOR: NORTHEAST FLORIDA NEW						
GRANTEE: COLUMBIA COUNTY, FL						
0910/1536	9/08/2000	WD	Q	I	01	311,000
GRANTOR: THE NEW YORK TIMES SA						
GRANTEE: NORTHEAS FLRIDA NEW						

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
1	0260	PAVEMENT-A	0	0	0	0	18,280.00	UT	0.72	0.72	50	0	0	3	50	6,581	
2	0210	GARAGE U	0	0	20	40	800.00	UT	9.50	9.50	20	1993	1993	3	20	1,520	
3	0166	CONC, PAVMT	0	0	0	0	193.00	UT	7.50	7.50	100	1993	1993	3	100	1,448	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

TOTAL OB/XF													
180 E DUVAL ST, LAKE CITY													
9,949													

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[ORIG=-91,27] S94 E91 N54 W12 N10 W43 N9 W12 N21 W24 \$													
SFB=[ORIG=0,0] W44 W10 W37 S27 E24 S21 E12 S9 E43 S10 E12 N42 N25 \$													
CAN=[ORIG=-54,0] N5 W37 S5 E37 \$													
CLP=[ORIG=0,25] E10 N16 W10 S16 \$													
CAN=[ORIG=-91,121] S5 E18 N5 W18 \$													
CLP=[ORIG=-44,0] N8 W10 S8 E10 \$													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1700	C	1STORY OFF	0		CG	0.00	0.00	26,600.00	SF		1.00	1.00	1.00	7.00	7.00	186,200							
2	1000	C	VACANT COMME	0		*CG	105.00	85.00	8,950.00	SF		1.00	1.00	1.00	7.00	7.00	62,650							
3	2800	C	PARKNG LOT	0		00	0.00	0.00	16,000.00	SF		1.00	1.00	0.85	7.00	5.95	95,200							