C DIV: BEG SW COR BLOCK 33, N AL
HERNANDO ST 85 FT, E 105 FT, N 5
US-90, E ALONG R/W 190 FT, S 140

COLUMBIA COUNTY, FLORIDA
PO BOX 1529
LAKE CITY, FL 32056

2027

00-00-00-12736-000

BUILDING CHARACTERISTICS

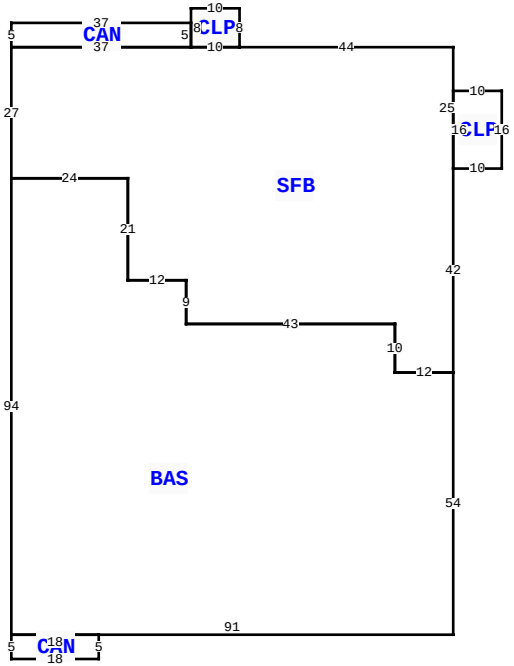
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,532	100		6,532	264,742
CAN	90	30		27	1,095
CAN	185	30		56	2,270
CLP	80	40		32	1,297
CLP	160	40		64	2,594
SFB	4,479	80		3,583	145,219
TOTALS	11,526			10,294	417,216

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	0	50.00	50.00

1 OFFICE LOW 0% - 2024 Heated Area: 11011 HX Base Yr



180 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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		771,215

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						

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 $
.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 9,949

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	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							

REVIEW DATE 03/22/2023 BY ME Total Acres: 1.18 Total Land Value: 344,050 Market: 0 Agricultural: 0 Common: 344,050 PRINTED 11/16/2026 BY SYS