C DIV: N1/2 OF BLOCK 41, EX
THE W 80 FT. ORB 409-430,
784-599,784-601,832-1993,832-

ALLERGY SPECIALTY CARE PA
213 SW MAIN BLVD
LAKE CITY, FL 32025

2027

00-00-00-12752-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT 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

206 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0
TOTAL LAND VALUE - MARKET	23,888
TOTAL MARKET VALUE	23,888
SOH/AGL Deduction	0
ASSESSED VALUE	23,888
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,888
TOTAL JUST VALUE	23,888
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,888

SALE:3:1: SEE 1ST SALE - 2 DEEDS- RHEA REALTY OFFI

SALE:2:1: SEE NEXT SALE - 2 DEEDS - RHEA REALTY OF

SALE:1:1: SEE 1ST SALE - 2 DEEDS- RHEA REALTY OFFI

BLDG:1:1: FUS NEVER BEEN ON TAX ROLL/AE AMT ON PLO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0301	DEMOLISH	25	08/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1237/0532	6/15/2012	WD	U	I	12	58,500
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: ALLERGY SPECIALTY C						
1215/1206	5/18/2011	CT	U	I	11	100
GRANTOR: CLERK OF COURT(JAMES						
GRANTEE: FIRST FEDERAL BANK						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0		*CG	103.00	105.00	6,825.00	SF		1.00	1.00	1.00	1.75	1.75	11,944							
2	1000	C	VACANT COMME	0		00	0.00	0.00	6,825.00	SF		1.00	1.00	1.00	1.75	1.75	11,944							

REVIEW DATE 10/01/2014 BY ME Total Acres: 0.31 Total Land Value: 23,888 Market: 0 Agricultural: 0 Common: 23,888 PRINTED 11/17/2026 BY SYS