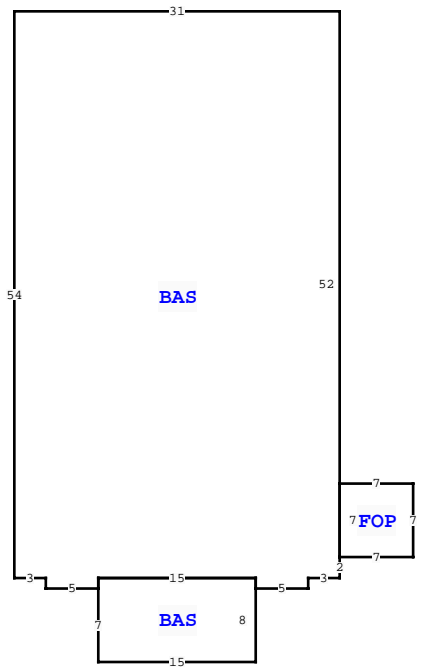


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		5	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		6	100
Stories	1.	1. 100	
Units		0	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	1700	OFFICE BLD	1STY
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	120	100	
BAS	1,684	100	
FOP	49	30	
TOTALS	1,853		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 2023									Heated Area: 1804	HX Base Yr



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			153,960
TOTAL MARKET OB/XF VALUE			5,920
TOTAL LAND VALUE - MARKET			52,938
TOTAL MARKET VALUE			212,818
SOH/AGL Deduction			0
ASSESSED VALUE			212,818
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			212,818
TOTAL JUST VALUE			212,818
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,679
PRMT:1:1: NEW SOUTHERN EXPOSURE BLDG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045496	Remodel	15,000	09/23/2022
374	MAINT/ALTR	100	07/10/2012
1280	MAINT/ALTR	75	04/28/2009
1225	ADDN COMM	113	04/28/2009
1069	COMMERCIAL	0	12/31/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/452	12/14/2022	WD	U	I	37	300,000
GRANTOR: DNEAL INC						
GRANTEE: WEN-ONE FLORIDA INC						
1126/2419	7/30/2007	WD	Q	I		200,000
GRANTOR: SHERILYN BURNHAM						
GRANTEE: DNEAL INC						

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	0166	CONC, PAVMT	0	0	70	22	UT	3.00	3.00	100	1998	1998	3	100	4,620									
2	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2009	2009	3	100	800									
3	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2011	2011	3	100	500									
TOTALS														1,853									1,819	153,960

296 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W31 S54 E3 S1 E5 BAS= S7 E15 N8 W15 S1\$ N1 E15 S1 E5 N1 E3N2 FOP= E7 N7 W7 S7\$ N52\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	77.00	200.00	15,400.00	SF		1.00	1.00	1.25	2.75	3.44	52,938							