E DIV: BEG INTERS E R/W OF ANDER & N R/W DUVAL ST, RUN N ALONG R/ FT, E 58 FT, CONT E 41.94 FT, S

COLLINS CHARLES E
867 E DUVAL ST
LAKE CITY, FL 32055

2027

00-00-00-12906-000

BUILDING CHARACTERISTICS

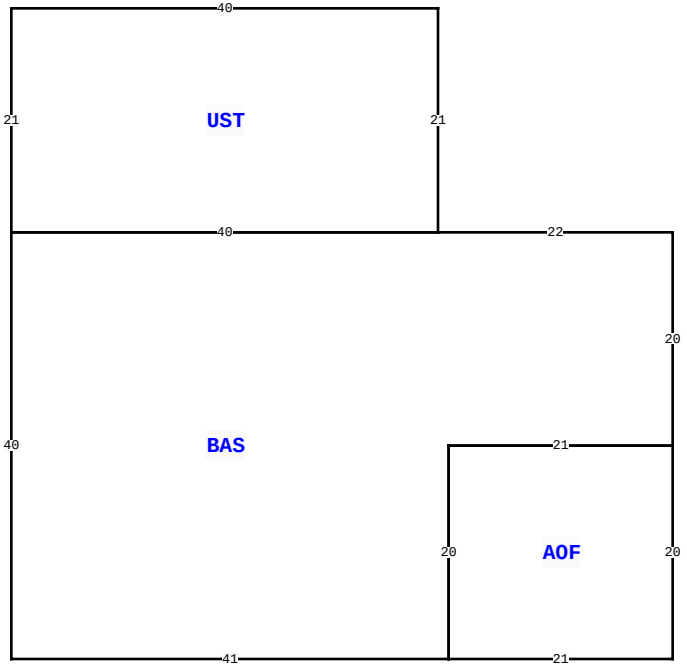
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur		N/A 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	420	110		462	9,455
BAS	2,060	100		2,060	42,158
UST	840	40		336	6,876
TOTALS	3,320			2,858	58,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	2,858	63.9550	40.93	116,978	1982	1982	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 2480 HX Base Yr



873 E DUVAL ST, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	58,489
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	81,289
SOH/AGL Deduction	0
ASSESSED VALUE	81,289
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,289
TOTAL JUST VALUE	81,289
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1252/2088	1/01/2013	WD	U	I	40	70,000
GRANTOR: J R MORGAN						
GRANTEE: CHARLES E COLLINS						
0611/0250	1/01/1987	WD	Q	I	01	45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E41 AOF= E21 N20 W21 S20$ N20 E21 N20 W22 UST= N21W40 S21 E40$W40 S40 $.

LAND DESCRIPTION

TOTAL OB/XF 800

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		*CI	100.00	80.00	8,000.00	SF		1.00	1.00	1.00	2.75	2.75	22,000							

REVIEW DATE 11/17/2016 BY DF Total Acres: 0.18 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/16/2026 BY SYS