

E DIV:BEG INTERS W R/W BRADLEY S
 DUVAL ST, RUN NE ALONG R/W LINE
 W 99.45 FT, S 238.29 FT TO N R/W

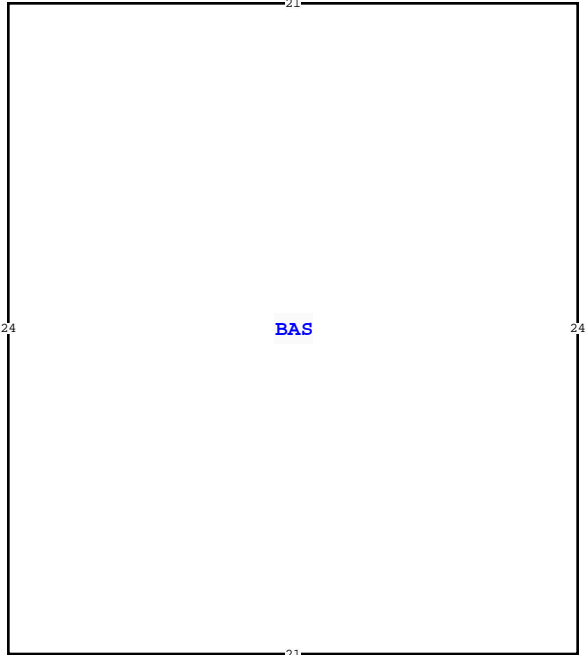
KAHLICH EUGENE MICHAEL
 133 NE ANDERSON TERRACE
 LAKE CITY, FL 32055

2026

00-00-00-12907-000


ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	08	WD OR PLY	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	02	ROLL COMP	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	03	CONC FINSH	100
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Fixtures		2	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		1	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	03	03	
DOR CODE	2664 CAR WASH		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	504	100	
TOTALS	504		6,870

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
7300	04	504	54.5265	27.26	13,739	1935	1960		0	0	50.00	50.00	
1 SER/SALES		0% - 0	Heated Area: 504		HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			17,866
TOTAL MARKET OB/XF VALUE			2,675
TOTAL LAND VALUE - MARKET			43,208
TOTAL MARKET VALUE			63,749
SOH/AGL Deduction			0
ASSESSED VALUE			63,749
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			63,749
TOTAL JUST VALUE			63,749
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0746/0984	5/16/1991	WD	Q	I	06	35,000
GRANTOR: GENE O'NEAL						
GRANTEE: EUGENE KAHLICH						
0661/0461	9/13/1988	WD	Q	I		39,000
GRANTOR: BROWN CHALKER &						
GRANTEE: O'NEAL GENE &						

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	0070	CARPOT UF	0	0	50	25	UT	1.50	1.50	100	0	0	3	100	1,875	
2	0140	CLFENCE	6	0	0	0	UT	0.00	0.00	100	0	0	3	100	800	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W21 S24 E21 N24\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2664	C	CAR WASH	0		*CI	100.00	115.00	11,522.00	SF		1.00	1.00	1.00	2.75	2.75	31,686							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	11,522.00	SF		1.00	1.00	1.00	1.00	1.00	11,522							

