

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

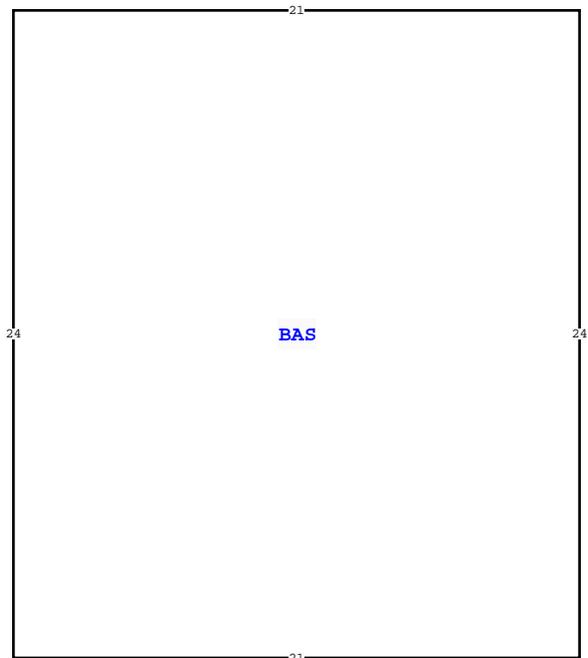
KAHLICH EUGENE MICHAEL
 133 NE ANDERSON TERRACE
 LAKE CITY, FL 32055

2026

00-00-00-12907-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		7,144

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	28.35	14,288	1935	1960		0	0	50.00	50.00	
1 SER/SALLES 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			18,439
TOTAL MARKET OB/XF VALUE			2,675
TOTAL LAND VALUE - MARKET			40,327
TOTAL MARKET VALUE			61,441
SOH/AGL Deduction			0
ASSESSED VALUE			61,441
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			61,441
TOTAL JUST VALUE			61,441
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														BLD DATE	LGL DATE		
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	LAND DATE	AG DATE
1	0070	CARPOT UF	0	0 50 25	1,250.00	UT	1.50	1.50	100	0	0 3	100		1,875		04/27/2022	MLU
2	0140	CLFENCE	6	0 0 0	1.00	UT	0.00	0.00	100	0	0 3	100		800			

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	2.50	2.50	28,805							
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							

