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

2027

00-00-00-12907-000

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

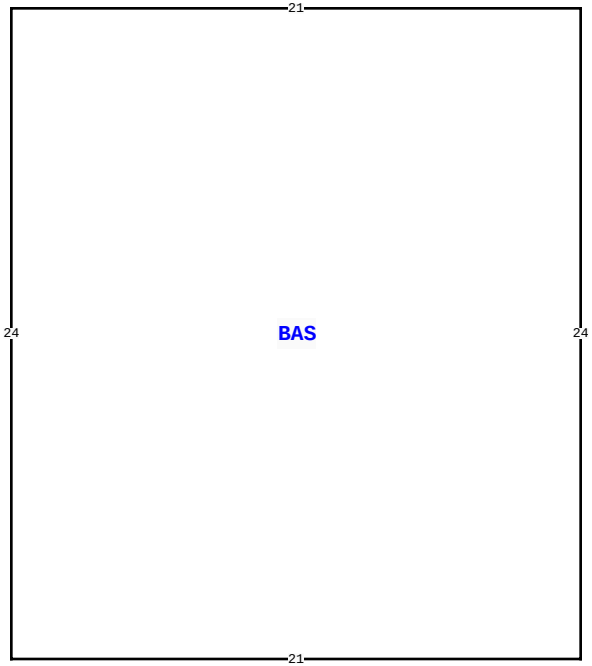
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	6,870
TOTALS	504			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	0	50.00	50.00

1 SER/SALES 0% - 0 Heated Area: 504 HX Base Yr



887 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	0070	CARPORT UF	0	0	50	25	1,250.00	UT	1.50	1.50	100	0	0	3	100	1,875	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

COLUMBIA COUNTY PROPERTY

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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	63,749

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 &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S24 E21 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,675

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	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							

REVIEW DATE 11/17/2016 BY DF Total Acres: 0.53 Total Land Value: 43,208 Market: 0 Agricultural: 0 Common: 43,208 PRINTED 11/16/2026 BY SYS

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
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2027

00-00-00-12907-000

BUILDING CHARACTERISTICS

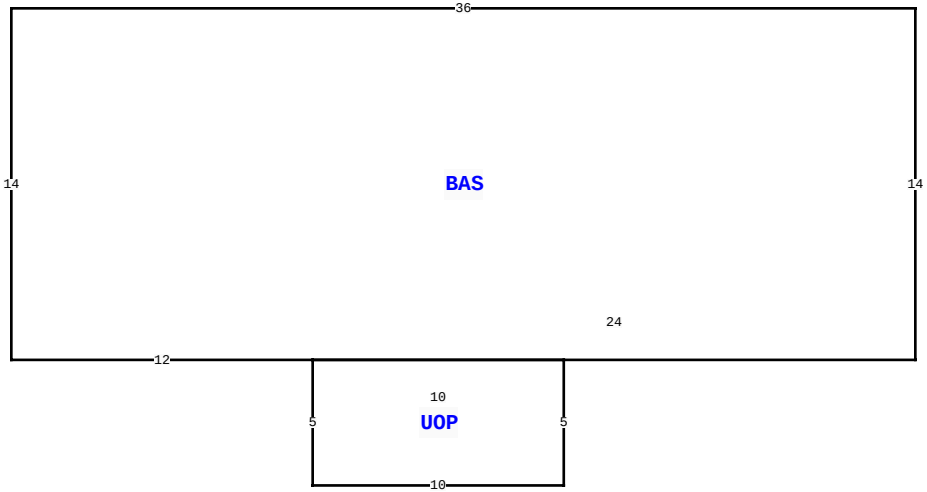
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		0 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	10,740
UOP	50	25		12	256
TOTALS	554			516	10,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	02	516	57.6000	42.62	21,992	1980	1980	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 504 HX Base Yr



887 E DUVAL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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TOTAL JUST VALUE	63,749
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0661/0461	9/13/1988	WD	Q	I		39,000
GRANTOR: BROWN CHALKER &						
GRANTEE: O'NEAL GENE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S14 E12 UOP= S5 E10 N5 W10$ E24 N14$.

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

REVIEW DATE 11/17/2016 BY DF Total Acres: 0.53 Total Land Value: 43,208 Market: 0 Agricultural: 0 Common: 43,208 PRINTED 11/16/2026 BY SYS