E DIV: BEG INTERS W R/W ANDERSON R/W DUVAL ST, RUN NE ALONG R/W 1 W 102.94 FT, S 195.23 FT TO N R/

GUINN III PROPERTIES LLC
220 SE 20TH TERRACE
OCALA, FL 34471

2026

00-00-00-12908-000

BUILDING CHARACTERISTICS

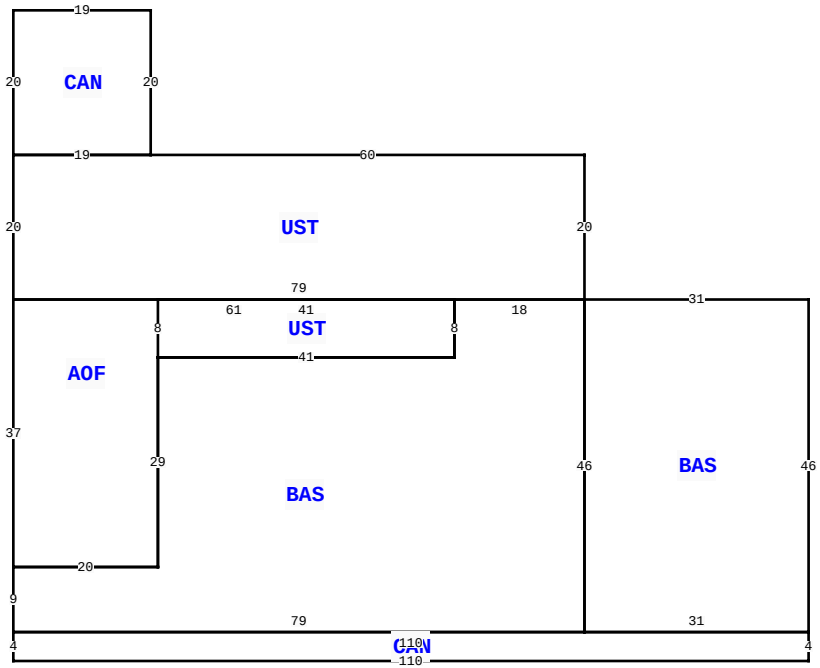
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	2500	REPAIR SERVICE
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	1,068	110		1,175	18,097
BAS	1,426	100		1,426	21,963
BAS	2,566	100		2,566	39,521
CAN	380	30		114	1,756
CAN	440	30		132	2,033
UST	328	40		131	2,018
UST	1,580	40		632	9,734
TOTALS	7,788			6,176	95,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	6,176	67.5488	25.67	158,538	1984	1984	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 5060 HX Base Yr



837 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	2,064.00	UT	0.70	0.70	100	1993	1993	3	100	1,445	
2	0215	HYDRA LEVE	0	0	0	0	2.00	UT	5,000.00	5,000.00	100	1993	1993	3	100	10,000	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	95,123
TOTAL MARKET OB/XF VALUE	12,045
TOTAL LAND VALUE - MARKET	95,002
TOTAL MARKET VALUE	202,170
SOH/AGL Deduction	0
ASSESSED VALUE	202,170
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,170
TOTAL JUST VALUE	202,170
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
099	COMMERCIAL	35,000	12/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1448	8/29/2019	WD	U	I	12	165,000
GRANTOR: COLUMBIA BANK INC						
GRANTEE: GUINN III PROPERTIE						
1381/2398	4/03/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UST= N20 W60 CAN= N20 W19 S20 E19$ W19 S20 AOF= S37 BAS= S9 CAN= S4 E110 N4 W110$ E79 N46 W18 UST= W41 S8 E41 N8$ S8 W41 S29 W20$ E20 N29 E41 N8 W61$ E79$ S46 E31 N46$.

LAND DESCRIPTION

TOTAL OB/XF 12,045

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	2500	C	SRVC SHOPS	0		*CG	0.00	0.00	34,546.00	SF		1.00	1.00	1.00	2.75	2.75	95,002							

REVIEW DATE 11/17/2016 BY DF Total Acres: 0.79 Total Land Value: 95,002 Market: 0 Agricultural: 0 Common: 95,002 PRINTED 06/22/2026 BY SYS