E DIV: BEG NE COR LOT 27 LAKE VI
ALONG W R/W GORDON ST 49.07 FT,
FT TO N R/W DUVAL ST, W ALONG R/

M & J SAMPSON LLC
P O BOX 1213
LAKE CITY, FL 32056

2027

00-00-00-13160-000

BUILDING CHARACTERISTICS

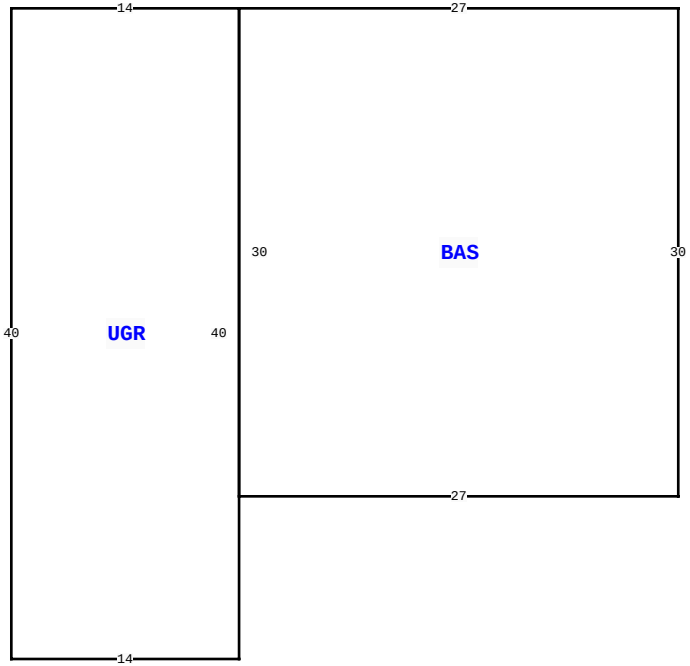
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 50
Interior Floo	06	VINYL ASB 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		32317.130 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100		810	30,900
UGR	560	45		252	9,614
TOTALS	1,370			1,062	40,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,062	53.3520	58.69	62,329	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 810 HX Base Yr



639 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	12	14	168.00	UT	1.50	1.50	100	1994	1994	3	100	252	
2	0260	PAVEMENT-A	0	0	38	40	1.00	UT	0.00	0.00	100	1994	1994	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	40,514
TOTAL MARKET OB/XF VALUE	752
TOTAL LAND VALUE - MARKET	26,825
TOTAL MARKET VALUE	68,091
SOH/AGL Deduction	0
ASSESSED VALUE	68,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,091
TOTAL JUST VALUE	68,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2443	4/25/2022	TD	U	V	18	1,800
GRANTOR: WILLIAMS J S & FRANCE						
GRANTEE: M & J SAMPSON LLC						
1449/17	10/01/2021	WD	Q	I	05	29,000
GRANTOR: KURTZ TONY M JR						
GRANTEE: M & J SAMPSON LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UGR= W14 S40 E14 N40$ S30 E27 N30$.

LAND DESCRIPTION

TOTAL OB/XF 752

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	0100	C	SFR	0		*CG	50.00	65.00	4,105.00	SF		1.00	1.00	1.00	2.75	2.75	11,289							
2	0000	C	VAC RES	0		*CG	85.00	65.00	5,522.00	SF		1.00	1.00	1.00	2.75	2.75	15,186							
3	0000	C	VAC RES	0		*RSF-3	0.00	0.00	1.00	UT		1.00	1.00	1.00	350.00	350.00	350							

REVIEW DATE 03/03/2026 BY JB Total Acres: 0.25 Total Land Value: 26,825 Market: 0 Agricultural: 0 Common: 26,825 PRINTED 11/17/2026 BY SYS