E DIV BEG INTERS E R/W GORDON ST
ST, RUN N ALONG R/W 49.95 FT, E
317.86 FT, E 144.90 FT, S 378.59

NS RETAIL HOLDINGS LLC
2021 MCKINNEY STREET, SUITE 1150
DALLAS, TX 75201

2026

00-00-00-13184-000

BUILDING CHARACTERISTICS

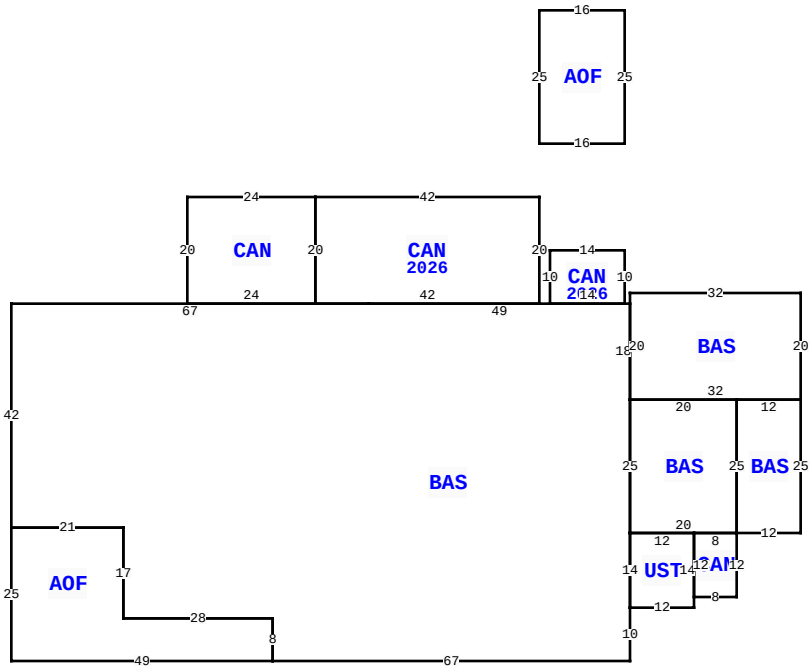
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
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
AOF	400	150		600	14,949
AOF	749	150		1,124	28,005
BAS	300	100		300	7,475
BAS	500	100		500	12,458
BAS	640	100		640	15,946
BAS	7,023	100		7,023	174,978
CAN	96	30		29	723
CAN	480	30		144	3,588
CAN	140	30	2026	42	1,047
CAN	840	30	2026	252	6,279
TOTALS	11,336			10,738	267,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	10,738	99.6660	49.83	535,075	1935	1990	0	0	0	50.00	50.00

1 SERVGARAGE 0% - 2025 Heated Area: 9612 HX Base Yr



** This building has 11 Sub-Areas

673 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	267,538
TOTAL MARKET OB/XF VALUE	9,196
TOTAL LAND VALUE - MARKET	119,972
TOTAL MARKET VALUE	396,706
SOH/AGL Deduction	82,464
ASSESSED VALUE	314,242
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,242
TOTAL JUST VALUE	396,706
NCON VALUE	6,696
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0149	MAINT/ALTR	0	02/09/2016
16-0076	COMMERCIAL	0	01/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1316	12/31/2024	WD	Q	I	05	879,800
GRANTOR: MASTER COLLISION REPA						
GRANTEE: NS RETAIL HOLDINGS						
1300/0911	8/19/2015	WD	Q	I	05	375,000
GRANTOR: JOHN D JR & KRISTINE						
GRANTEE: MASTER COLLISION RE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W49 W67 S42 E21 S17 E28 S8 E67 N10 N14 N25 N18 $
AOF=[ORIG=-116,42] S25 E49 N8 W28 N17 W21 $
BAS=[ORIG=0,18] E32 N20 W32 S20 $
BAS=[ORIG=0,43] E20 N25 W20 S25 $
CAN=[ORIG=-59,0] N20 W24 S20 E24 $
AOF=[ORIG=-1,-30] N25 W16 S25 E16 $
BAS=[ORIG=20,43] E12 N25 W12 S25 $
UST=[ORIG=0,57] E12 N14 W12 S14 $
CAN=[ORIG=12,55] E8 N12 W8 S12 $
CAN=[YR=2026;ORIG=-59,-20] E42 S20 W42 N20 $
CAN=[YR=2026;ORIG=-15,0] E14 N10 W14 S10 $

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
5	0166	CONC,PAVMT	0	0	31	54	1,674.00	UT	4.00	4.00	100	2026	2025		100	6,696	

LAND DESCRIPTION

TOTAL OB/XF 9,196

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		*CI	255.00	200.00	38,155.00	SF		1.00	1.00	1.00	2.50	2.50	95,388							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	25,878.00	SF		1.00	1.00	1.00	0.95	0.95	24,584							

REVIEW DATE 03/03/2026 BY ME Total Acres: 1.47 Total Land Value: 119,972 Market: 0 Agricultural: 0 Common: 119,972 PRINTED 05/08/2026 BY SYS