E DIV: BEG W LINE OF LOT 246 & 1 ST, RUN E 160.50 FT, N 231 FT, W LINE OF SAID LOTS, S 167 FT TO P

294 INVESTMENTS LLC
405 E DUVAL ST
LAKE CITY, FL 32055

2026

00-00-00-13198-000

BUILDING CHARACTERISTICS

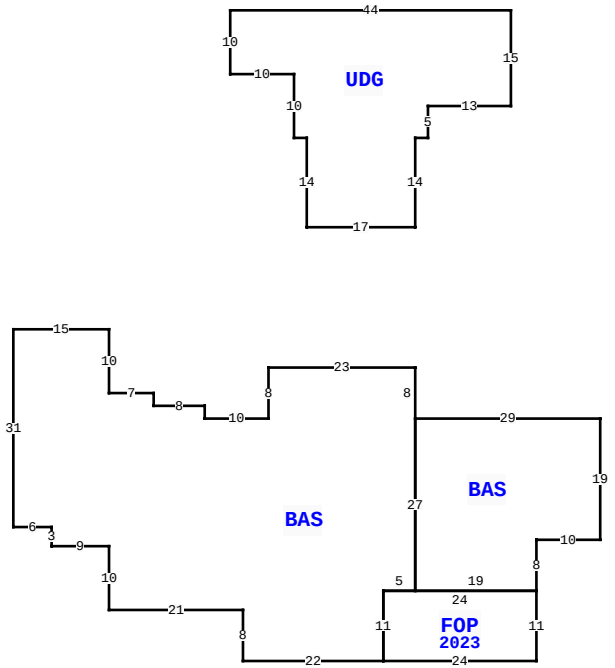
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		12 100
Stories	1.	1. 100
Architectual	00	N/A 100
Units		N/A 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	703	100		703	25,955
BAS	2,321	100		2,321	85,692
FOP	264	30	2023	79	2,917
UDG	953	40		381	14,067
TOTALS	4,241			3,484	128,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,484	99.7776	73.84	257,259	1934	1992	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2024 Heated Area: 3024 HX Base Yr



405 E DUVAL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	128,630
TOTAL MARKET OB/XF VALUE	3,070
TOTAL LAND VALUE - MARKET	162,307
TOTAL MARKET VALUE	294,007
SOH/AGL Deduction	0
ASSESSED VALUE	294,007
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,007
TOTAL JUST VALUE	294,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	273,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/1452	7/10/2023	WD	Q	I	01	364,000
GRANTOR: PITMAN ENGINEERING, L						
GRANTEE: 294 INVESTMENTS LLC						
1462/901	3/18/2022	WD	Q	I	01	500,000
GRANTOR: THOMAS DUANE						
GRANTEE: PITMAN ENGINEERING,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N8 W23 S8 W10 N2 W8 N2 W7 N10 W15 S31 E6 S3 E9 S10 E21 S8 E22 N11 E5 N27 $
UDG=[ORIG=0,-30] N14 E2 N5 E13 N15 W44 S10 E10 S10 E2 S14 E17 $
BAS=[ORIG=0,27] E19 N8 E10 N19 W29 S27 $
PTR=[ORIG=0,0] N30 S30 $
FOP=[YR=2023;ORIG=-5,27] S11 E24 N11 W24 $
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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	0	0	3	100	1,500	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	470	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,070

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	1700	C	1STORY OFF	0		*RSF-3	0.00	0.00	33,095.00	SF		1.00	1.00	1.00	3.50	3.50	115,832							
2	1000	C	VACANT COMME	0		CG	0.00	0.00	16,900.00	SF		1.00	1.00	1.00	2.75	2.75	46,475							

REVIEW DATE 08/22/2023 BY ME Total Acres: 1.15 Total Land Value: 162,307 Market: 0 Agricultural: 0 Common: 162,307 PRINTED 06/23/2026 BY SYS