

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

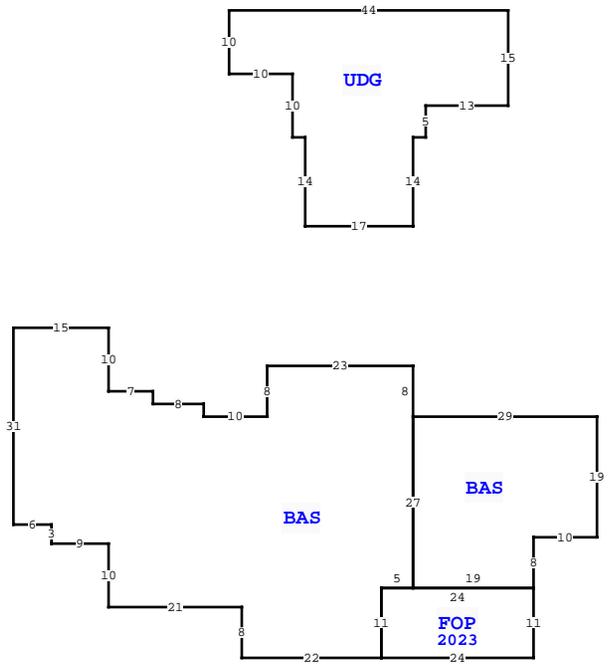
294 INVESTMENTS LLC  
405 E DUVAL ST  
LAKE CITY, FL 32055

**2026**

00-00-00-13198-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	17	MSNRY STUC 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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	
Architectural	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
BAS	703	100	
BAS	2,321	100	
FOP	264	30	2023
UDG	953	40	
TOTALS	4,241		

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	75.83	264,192	1934	1992	0	0	50.00	50.00
1 OFFICE LOW 0% - 2024 Heated Area: 3024 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			132,096
TOTAL MARKET OB/XF VALUE			3,070
TOTAL LAND VALUE - MARKET			141,535
TOTAL MARKET VALUE			276,701
SOH/AGL Deduction			0
ASSESSED VALUE			276,701
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			276,701
TOTAL JUST VALUE			276,701
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	Q	I	01	364,000
GRANTOR: PITMAN ENGINEERING, L						
GRANTEE: 294 INVESTMENTS LLC						
1462/901	3/18/2022	WD Q	Q	I	01	500,000
GRANTOR: THOMAS DUANE						
GRANTEE: PITMAN ENGINEERING,						

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	XF DATE	INC DATE	LAND DATE	AG DATE
1	0166	CONC, PAVMT			
2	0258	PATIO			
3	0120	CLFENCE 4			
4	0120	CLFENCE 4			

L N	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	
<b>TOTAL OB/XF 3,070</b>																	

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 \$											

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.00	3.00	99,285							
2	1000	C	VACANT COMME	0		CG	0.00	0.00	16,900.00	SF		1.00	1.00	1.00	2.50	2.50	42,250							