E DIV: COMM 190 FT W OF SE COR,
TO N R/W DUVAL ST FOR POB, CONT
W 100 FT, S 348.85 FT TO N R/W D

TRITON INVESTMENT GROUP LLC
537 SW WINDSOR DR
LAKE CTY, FL 32024

2027

00-00-00-13202-000

BUILDING CHARACTERISTICS

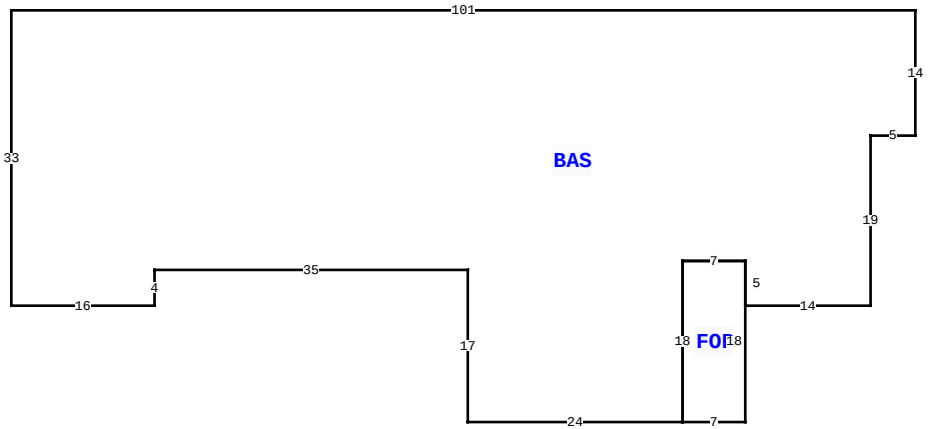
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		14 100
Stories	1.	1. 100
Units		3 100
Condition Adj	02	02 100
Quality	04	04
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	3,375	100		3,375	100,812
FOP	126	30		38	1,135
TOTALS	3,501			3,413	101,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,413	80.7305	59.74	203,893	1940	1970	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 3375 HX Base Yr



343 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	101,946
TOTAL MARKET OB/XF VALUE	3,200
TOTAL LAND VALUE - MARKET	70,273
TOTAL MARKET VALUE	175,419
SOH/AGL Deduction	0
ASSESSED VALUE	175,419
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,419
TOTAL JUST VALUE	175,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,419

LAND:2:1: 14,295 SF IN LAKE DESOTO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/2516	10/05/2026	WD	U	I	12	125,000
GRANTOR: WELLS FARGO BANK, NA						
GRANTEE: TRITON INVESTMENT G						
1570/571	5/27/2026	CT	U	I	18	100
GRANTOR: CLERK OF COURT (TUNSI						
GRANTEE: WELLS FARGO BANK, N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W101 S33 E16 N4 E35 S17 E24 FOP= E7 N18 W7 S18$ N18 E7 S5 E14 N19 E5 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,200

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		*CG	100.00	200.00	20,078.00	SF		1.00	1.00	1.00	3.50	3.50	70,273							

REVIEW DATE 10/21/2016 BY DF Total Acres: 0.46 Total Land Value: 70,273 Market: 0 Agricultural: 0 Common: 70,273 PRINTED 11/16/2026 BY SYS