E DIV:COMM 99 FT W OF SE COR, RU
N R/W DUVAL ST, RUN N 324.18 FT,
S 337.85 FT TO N R/W DUVAL ST, E

GRIFFIN DEBRA K/THOMAS CYNTHIA E
PO BOX 3832
LAKE CITY, FL 32056

**2027**

**00-00-00-13204-000**

## BUILDING CHARACTERISTICS

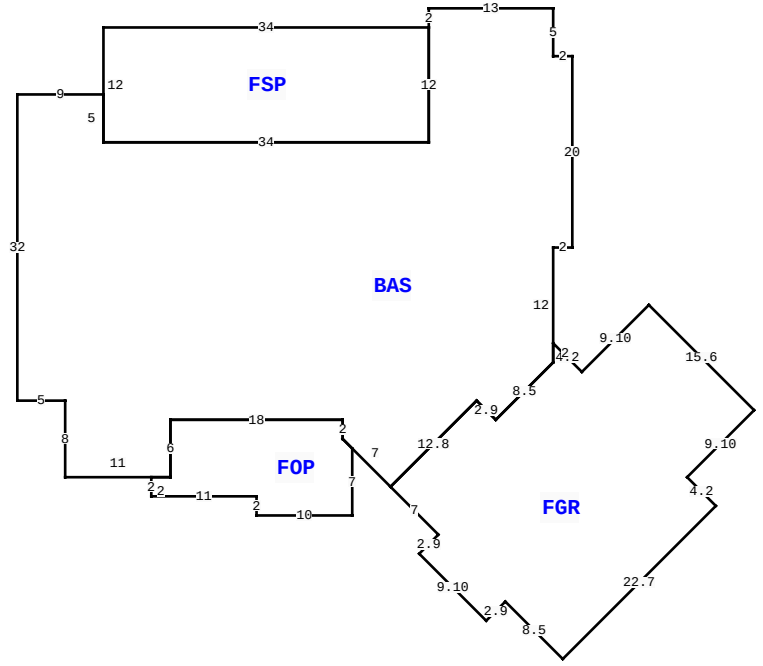
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| 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 | 1,972 | 100 | | 1,972 | 218,655 |
| FGR | 731 | 55 | | 402 | 44,574 |
| FOP | 174 | 30 | | 52 | 5,766 |
| FSP | 408 | 40 | | 163 | 18,074 |
| TOTALS | 3,285 | | | 2,589 | 287,069 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,589 | 105.0000 | 115.50 | 299,030 | 2021 | 2021 | 0 | 0 | 0 | 4.00 | 96.00 |

2 SINGLE FAM 100% - 2022 Heated Area: 1972 HX Base Yr 2022




359 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 | 100 | 0 | 0 | 480.00 | UT | 3.00 | 3.00 | 100 | 2022 | 2021 | | 100 | 1,440 | |
| 2 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2022 | 2021 | | 75 | 4,500 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 24 | 30 | 720.00 | UT | 3.50 | 3.50 | 100 | 2023 | 2022 | | 100 | 2,520 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 287,069 |
| TOTAL MARKET OB/XF VALUE | | 8,460 |
| TOTAL LAND VALUE - MARKET | | 96,561 |
| TOTAL MARKET VALUE | | 392,090 |
| SOH/AGL Deduction | | 101,005 |
| ASSESSED VALUE | | 291,085 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 239,674 |
| TOTAL JUST VALUE | | 392,090 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 397,308 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 202000297 | NEW SFR | | 12/20/2020 |
| 20-297 | SFR | 2,299 | 07/21/2020 |
| 346 | DEMOLISH | 0 | 06/18/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1436/2092 | 4/22/2021 | TR | U | V | 11 | 100 |
| GRANTOR: GRIFFIN DEBRA K LIVIN | | | | | | |
| GRANTEE: GRIFFIN DEBRA K | | | | | | |
| 1389/2633 | 7/26/2019 | WD | Q | I | 03 | 65,000 |
| GRANTOR: SILAS & SARAH PITTMAN | | | | | | |
| GRANTEE: CYNTHIA E THOMAS & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=-8,-20] W2 N5 W13 S2 S12 W34 N5 W9 S32 E5 S8 E11 N6 E18 S2 D5R5 U9R9 D2R2 U6R6 N12 E2 N20 $
FGR=[ORIG=11,17] U11L11 D7L7 U3L3 S2 D6L6 U2L2 D9L9 D5R5 D2L2 D7R7 U2R2 D6R6 U16R16 U3L3 U7R7 $
FSP=[ORIG=-57,-23] E34 S12 W34 N12 $
FOP=[ORIG=-50,18] S6 W2 S2 E11 S2 E10 N7 U1L1 N2 W18 $
.

## LAND DESCRIPTION

TOTAL OB/XF 8,460

| 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 | 0000 | C | VAC RES | 100 | | CG | 92.00 | 238.00 | 21,634.00 | SF | | 1.00 | 1.00 | 0.85 | 3.50 | 2.98 | 64,361 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | *CG | 99.00 | 115.00 | 11,709.00 | SF | | 1.00 | 1.00 | 1.00 | 2.75 | 2.75 | 32,200 | | | | | | | |

REVIEW DATE 12/28/2022 BY HC Total Acres: 0.76 Total Land Value: 96,561 Market: 0 Agricultural: 0 Common: 96,561 PRINTED 11/16/2026 BY SYS