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

2026

00-00-00-13204-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

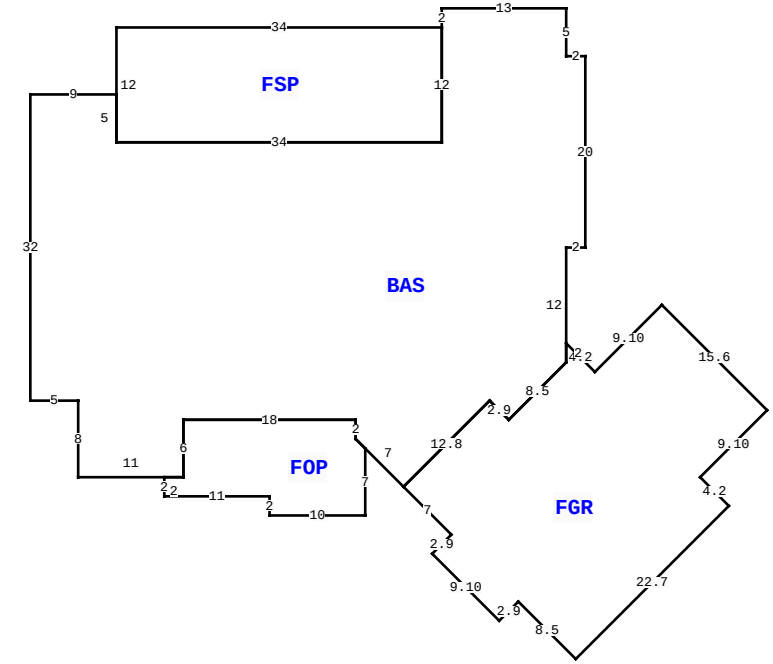
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	226,606
FGR	731	55		402	46,194
FOP	174	30		52	5,975
FSP	408	40		163	18,731
TOTALS	3,285			2,589	297,507

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	119.70	309,903	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	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		297,507
TOTAL MARKET OB/XF VALUE		8,460
TOTAL LAND VALUE - MARKET		84,439
TOTAL MARKET VALUE		390,406
SOH/AGL Deduction		107,799
ASSESSED VALUE		282,607
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		231,196
TOTAL JUST VALUE		390,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,531

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 $
.

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	

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	3.00	2.55	55,167							
2	0000	C	VAC RES	100		*CG	99.00	115.00	11,709.00	SF		1.00	1.00	1.00	2.50	2.50	29,272							

REVIEW DATE 12/28/2022 BY HC Total Acres: 0.76 Total Land Value: 84,439 Market: 0 Agricultural: 0 Common: 84,439 PRINTED 05/08/2026 BY SYS