E DIV: N1/2 OF W1/2 BLOCK 296.
(UND 1/3 INT EA;ORB 895-1822),
WD 1237-1608,

JUVJUST OF LAKE CITY LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2027

00-00-00-13349-000

BUILDING CHARACTERISTICS

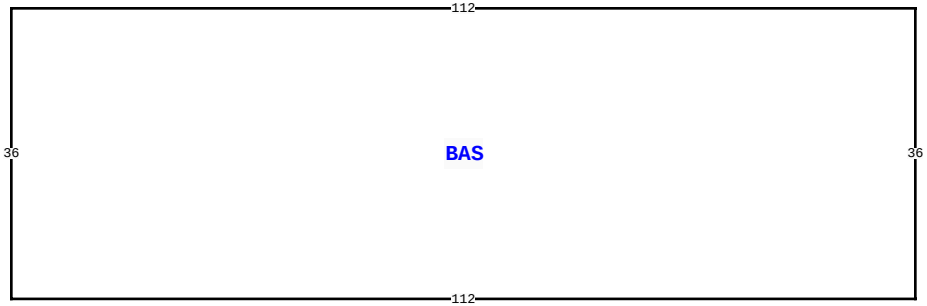
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		19 100
Stories	1.	1. 100
Units		0 100
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	4,032	100		4,032	217,898
TOTALS	4,032			4,032	217,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,032	108.9946	80.66	325,221	2000	2000	0	0	0	33.00	67.00

2 OFFICE LOW 0% - 0 Heated Area: 4032 HX Base Yr



690 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	0260	PAVEMENT-A	0	0	0	0	8,385.00	UT	0.90	0.90	100	2000	2000	3	100	7,547	
2	0166	CONC,PAVMT	0	0	6	14	84.00	UT	1.50	1.50	100	2000	2000	3	100	126	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	217,898
TOTAL MARKET OB/XF VALUE	7,673
TOTAL LAND VALUE - MARKET	54,862
TOTAL MARKET VALUE	280,433
SOH/AGL Deduction	0
ASSESSED VALUE	280,433
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	280,433
TOTAL JUST VALUE	280,433
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,433

SALE:1:1: OLD HOUSE INCL IN SALE, NOW DELETED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1780	COMMERCIAL	725	04/19/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1237/1608	7/02/2012	WD	U	I	11	100
GRANTOR: EAGLE, KIRALY & RILEY						
GRANTEE: JUVJUST OF LAKE CIT						
0895/1822	1/20/2000	WD	Q	I	03	59,000
GRANTOR: MILES & MCDUFFIE						
GRANTEE: EAGLE, KIRALY & RIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W112 S36 E112 N36$.

LAND DESCRIPTION

TOTAL OB/XF 7,673

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	105.00	190.00	19,950.00	SF		1.00	1.00	1.00	2.75	2.75	54,862							

REVIEW DATE 03/03/2026 BY JB Total Acres: 0.46 Total Land Value: 54,862 Market: 0 Agricultural: 0 Common: 54,862 PRINTED 11/17/2026 BY SYS