E DIV: LOTS 1 & 2 BLOCK 298 VILL
369-393, DC 748-1649, 865-1816,

CENTRAL HOME HEATING & AIR, LLC
790 SE SAINT JOHNS ST
LAKE CITY, FL 32025

2027

00-00-00-13384-000

BUILDING CHARACTERISTICS

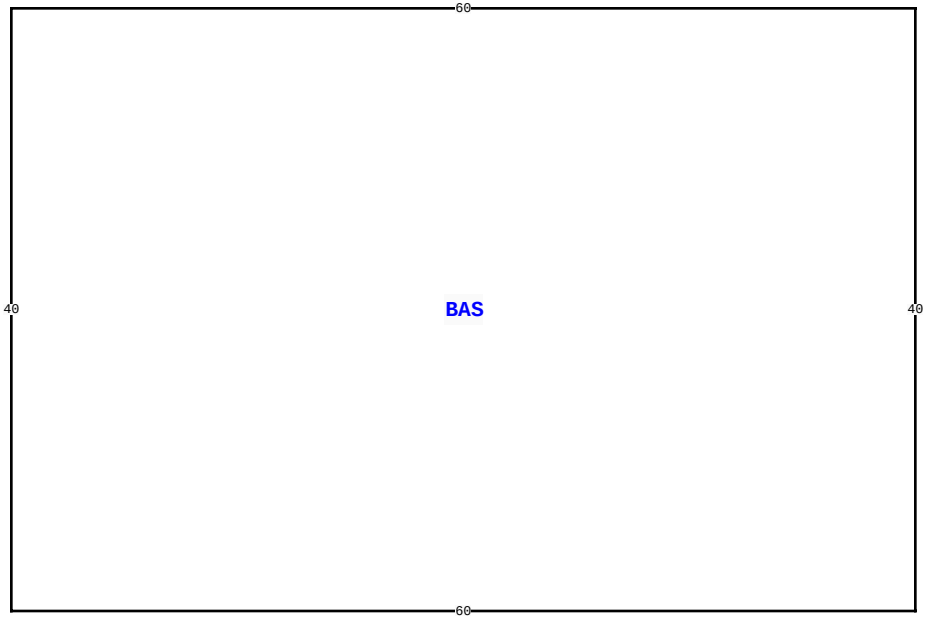
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	02	02
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.210	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	41,256
TOTALS	2,400			2,400	41,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	06	2,400	70.1719	34.38	82,512	1967	1967	0	0	0	50.00	50.00

1 SERV SHOP 0% - 2022 Heated Area: 2400 HX Base Yr



790 SE SAINT JOHNS 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	0210	GARAGE U	0	0	32	30	960.00	UT	18.00	18.00	40	0	0	3	40	6,912	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	41,256
TOTAL MARKET OB/XF VALUE	7,712
TOTAL LAND VALUE - MARKET	41,100
TOTAL MARKET VALUE	90,068
SOH/AGL Deduction	5,951
ASSESSED VALUE	84,117
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,117
TOTAL JUST VALUE	90,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/2185	3/12/2021	WD	Q	I	01	85,000
GRANTOR: LEILA ASHLEMAN, LLC						
GRANTEE: CENTRAL HOME HEATIN						
1316/1492	6/06/2016	QC	U	I	11	100
GRANTOR: COLUMBIA MOTORSPORTS						
GRANTEE: LEILA ASHLEMAN, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S40 E60 N40$.

LAND DESCRIPTION

TOTAL OB/XF 7,712

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	2500	C	SRVC SHOPS	0		*RSF-1	137.00	100.00	13,700.00	SF		1.00	1.00	1.50	2.00	3.00	41,100							

REVIEW DATE 10/18/2016 BY DF Total Acres: 0.31 Total Land Value: 41,100 Market: 0 Agricultural: 0 Common: 41,100 PRINTED 11/17/2026 BY SYS