S DIV: LOTS 3 & 4 BLOCK A SUNSHI

438-200, 842-1780, CT 942-310, 9

ABEK PROPERTIES LLC
1886 SW SALEM RD
LAKE CITY, FL 32024

2027

00-00-00-13623-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

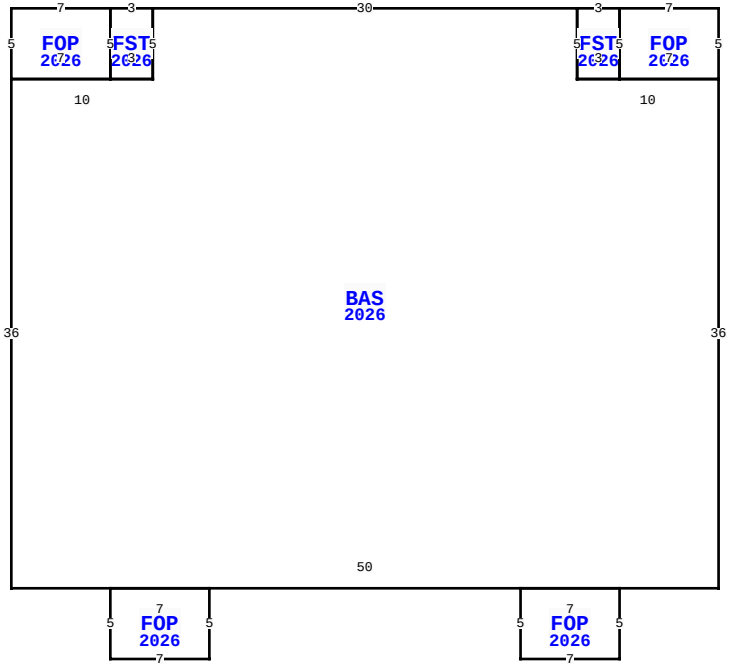
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2026	1,950	198,257
FOP	35	30	2026	10	1,017
FOP	35	30	2026	10	1,017
FOP	35	30	2026	10	1,017
FOP	35	30	2026	10	1,017
FST	15	55	2026	8	813
FST	15	55	2026	8	813
TOTALS	2,120			2,006	203,950

740 SE BROWN ST, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,006	116.8650	101.67	203,950	2025	2025	0	0	0	0.00	100.00

1 DUPLEX 0% - 2026 Heated Area: 1950 HX Base Yr



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	0166	CONC,PAVMT	0	0	0	0	1,020.00	UT	3.00	3.00	100	2026	2025		100	3,060	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	203,950
TOTAL MARKET OB/XF VALUE	3,060
TOTAL LAND VALUE - MARKET	26,950
TOTAL MARKET VALUE	233,960
SOH/AGL Deduction	0
ASSESSED VALUE	233,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,960
TOTAL JUST VALUE	233,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	233,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0192	NEW DUPLEX		04/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/1263	3/12/2021	WD	Q	I	01	33,000
GRANTOR: TOWNSEND KENNETH R						
GRANTEE: ABEK PROPERTIES LLC						
0954/2094	5/29/2002	WD	Q	I	01	37,000
GRANTOR: OCWEN FED BANK FSB						
GRANTEE: KENNETH R & KATHIE						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[YR=2026;ORIG=10,10] S36 E50 N36 W10 N5 W30 S5 W10 $
FOP=[YR=2026;ORIG=17,46] S5 E7 N5 W7 $
FOP=[YR=2026;ORIG=46,46] S5 E7 N5 W7 $
FOP=[YR=2026;ORIG=53,5] S5 E7 N5 W7 $
FOP=[YR=2026;ORIG=10,5] S5 E7 N5 W7 $
FST=[YR=2026;ORIG=50,5] S5 E3 N5 W3 $
FST=[YR=2026;ORIG=17,5] S5 E3 N5 W3 $
.
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LAND DESCRIPTION

TOTAL OB/XF 3,060

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	0800	C	MULTI-FAM	0		RSF-1	100.00	98.00	9,800.00	SF		1.00	1.00	1.00	2.75	2.75	26,950							

REVIEW DATE 12/08/2025 BY Total Acres: 0.22 Total Land Value: 26,950 Market: 0 Agricultural: 0 Common: 26,950 PRINTED 11/17/2026 BY SYS