S DIV: LOT 19 LESLIE S/D.

535-583,

MUENCHEN JOHN R
854 SW BISCAYNE GLN
LAKE CITY, FL 32025

2026

00-00-00-13684-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

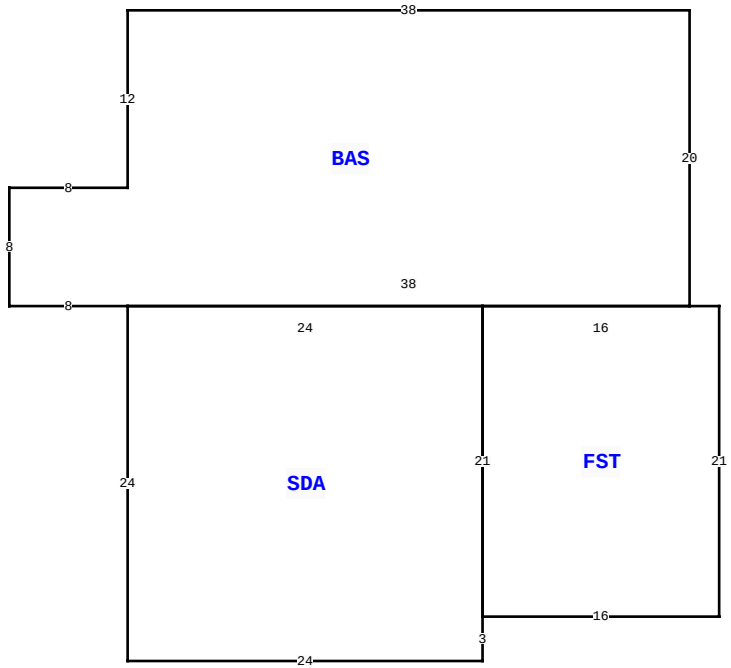
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	07	ENG PACKGE 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	824	100		824	29,578
FST	336	50		168	6,031
SDA	576	110		634	22,758
TOTALS	1,736			1,626	58,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,626	94.4580	71.79	116,731	1948	1948	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1400 HX Base Yr



561 SE PERRY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	58,366
TOTAL MARKET OB/XF VALUE	6,179
TOTAL LAND VALUE - MARKET	16,515
TOTAL MARKET VALUE	81,060
SOH/AGL Deduction	0
ASSESSED VALUE	81,060
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,060
TOTAL JUST VALUE	81,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0178	REROOF - METAL RO		03/03/2025
218	MAINT/ALTR	50	06/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0483/0380	12/01/1981	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						
0435/0326	10/01/1979	03	Q	I		18,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S12 W8 S8 E8 SDA= S24 E24 N3 FST= E16 N21 W16 S21$ N21W24$ E38 N20$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0010	BARN,BLK	0	0	22	28	616.00	UT	9.30	9.30	100	0	0	3	100	5,729	

LAND DESCRIPTION

TOTAL OB/XF 6,179

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	1100	C	STORE 1FLR	0		RO	0.00	0.00	10,689.00	SF		1.00	1.00	1.55	1.00	1.55	16,515							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.25 Total Land Value: 16,515 Market: 0 Agricultural: 0 Common: 16,515 PRINTED 05/08/2026 BY SYS