S DIV: LOT 12 EX N 2 FT & LOT 13
S/D.

GRIFFITH TIMOTHY
412 SW ALACHUA AVE
LAKE CITY, FL 32025

2027

00-00-00-13842-000

BUILDING CHARACTERISTICS

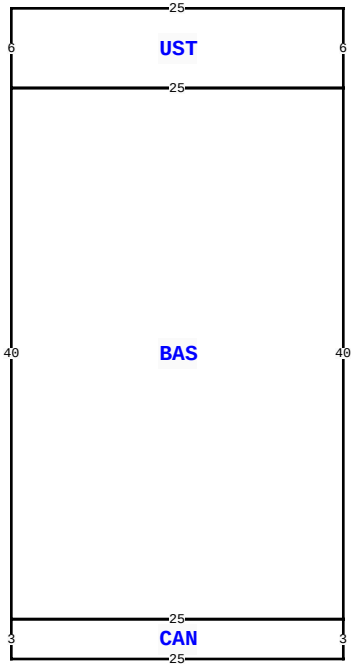
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 80
Interior Floo	08	SHT VINYL 20
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
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	1,000	100		1,000	20,375
CAN	75	30		22	449
UST	150	40		60	1,223
TOTALS	1,225			1,082	22,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	1,082	63.6741	40.75	44,092	1940	1940	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 1000 HX Base Yr



412 SW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	22,046
TOTAL MARKET OB/XF VALUE	60
TOTAL LAND VALUE - MARKET	13,125
TOTAL MARKET VALUE	35,231
SOH/AGL Deduction	0
ASSESSED VALUE	35,231
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,231
TOTAL JUST VALUE	35,231
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/2680	3/11/2014	QC	U	I	12	12,500
GRANTOR: TC 10U LLC						
GRANTEE: TIMOTHY GRIFFITH						
1261/1854	9/19/2013	TD	U	I	18	7,800
GRANTOR: CLERK OF COURT (GRIFF						
GRANTEE: TC 10U LLC						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N6 W25 S6 E25$ BAS= W25 S40 CAN= S3 E25 N3 W25$ E25 N40$.

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	60	

LAND DESCRIPTION

TOTAL OB/XF 60

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		*CG	50.00	105.00	5,250.00	SF		1.00	1.00	1.00	2.50	2.50	13,125							

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.12 Total Land Value: 13,125 Market: 0 Agricultural: 0 Common: 13,125 PRINTED 11/16/2026 BY SYS