S DIV: LOT 1 & N 50 FT OF LOT
2 BLOCK 1 BAYA S/D.
636-618, 833-625, 968-2468,

LAKE CITY GATOR LLC
249 SW WINDSOR HILLS GLEN
LAKE CITY, FL 32024

**2027**

**00-00-00-14124-000**

## BUILDING CHARACTERISTICS

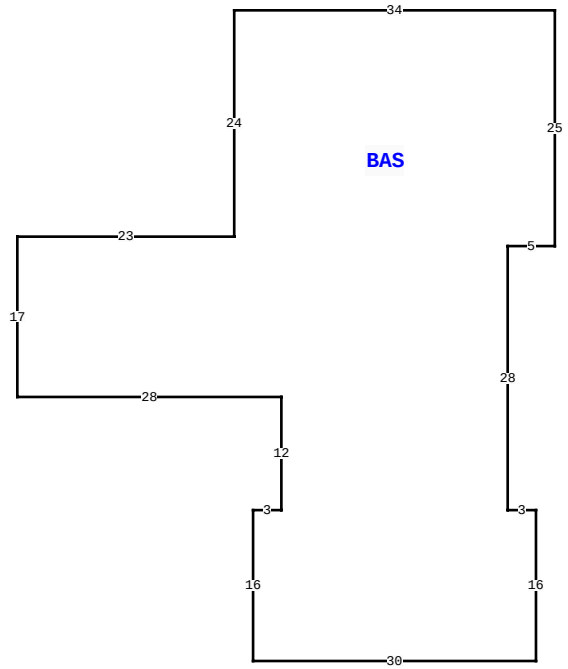
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 7 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 7 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 04 | 04 |
| DOR CODE | 1700 | OFFICE BLD 1STY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 32317.050 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,473 | 100 | | 2,473 | 76,626 |
| TOTALS | 2,473 | | | 2,473 | 76,626 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 2,473 | 83.7421 | 61.97 | 153,252 | 1945 | 1980 | 0 | 0 | 0 | 50.00 | 50.00 |

1 OFFICE LOW 0% - 0 Heated Area: 2473 HX Base Yr




642 S MARION AVE, LAKE CITY

| | | | |
|---|---|---|---|
| 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 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 5,000 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 76,626 |
| TOTAL MARKET OB/XF VALUE | 5,800 |
| TOTAL LAND VALUE - MARKET | 44,670 |
| TOTAL MARKET VALUE | 127,096 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 127,096 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 127,096 |
| TOTAL JUST VALUE | 127,096 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 127,096 |

LAND:1:1: 0.30AC

SALE:1:1: SALE FOR 2 PARCELS ON 1 DEED

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1361/2678 | 5/01/2018 | WD | U | I | 11 | 100 |
| GRANTOR: STEPHEN N KIRALY | | | | | | |
| GRANTEE: LAKE CITY GATOR LLC | | | | | | |
| 1270/2280 | 3/10/2014 | QC | U | I | 16 | 100 |
| GRANTOR: THOMAS H EAGLE | | | | | | |
| GRANTEE: STEPHEN N KIRALY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W34 S24 W23 S17 E28 S12 W3 S16 E30 N16 W3 N28 E5 N25$.

## LAND DESCRIPTION

TOTAL OB/XF 5,800

| 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 | 115.00 | 113.00 | 12,995.00 | SF | | 1.00 | 1.00 | 1.25 | 2.75 | 3.44 | 44,670 | | | | | | | |

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.30 Total Land Value: 44,670 Market: 0 Agricultural: 0 Common: 44,670 PRINTED 11/16/2026 BY SYS