S DIV: LOTS 7, 8 & 9 BLOCK 3
BAYA S/D (BLOCK 325) & ALSO
S1/2 OF SAINT GEORGE ST (NOW

SOTRES LEOPOLDO/SOTRES LILLIAN
196 SW BRENTWOOD WAY
LAKE CITY, FL 32024

2027

00-00-00-14129-000

BUILDING CHARACTERISTICS

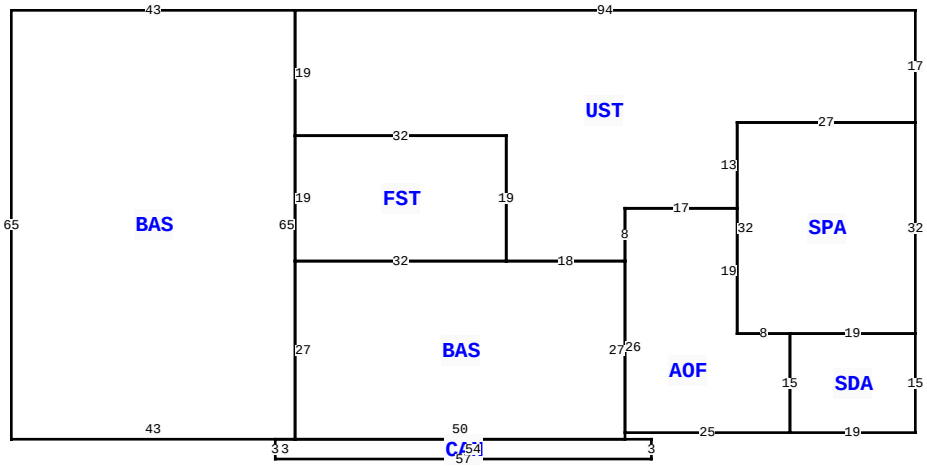
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		19 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1200	MXD RES/OFF/STO
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
AOF	698	110		768	20,894
BAS	1,350	100		1,350	36,727
BAS	2,795	100		2,795	76,038
CAN	171	30		51	1,388
FST	608	50		304	8,271
SDA	285	110		314	8,543
SPA	864	85		734	19,969
UST	2,261	40		904	24,594
TOTALS	9,032			7,220	196,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7300	04	7,220	108.8244	54.41	392,840	1946	1985	0	0	0	50.00	50.00

2 SER/SALES 0% - 0 Heated Area: 5862 HX Base Yr



736 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	1993	1993	3	100	800	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	3,000	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	196,420
TOTAL MARKET OB/XF VALUE	4,100
TOTAL LAND VALUE - MARKET	47,962
TOTAL MARKET VALUE	248,482
SOH/AGL Deduction	0
ASSESSED VALUE	248,482
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	248,482
TOTAL JUST VALUE	248,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,482

LAND:1:1: 0.51 AC + 0.04 (CLOSED ST) = 0.55 AC (

SALE:1:1: LOTS 7, 8 & 9

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0510	RE ROOF	10,000	06/06/2025
4066	COMMERCIAL	50	12/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1101/0891	10/23/2006	WD	Q	V	01	100
GRANTOR: CITY OF LAKE CITY, FL						
GRANTEE: LEOPAOLDO & LILLIAN						
0920/0276	2/09/2001	WD	Q	I		235,000
GRANTOR: SUWANNEE INVESTMENT C						
GRANTEE: LEOPAOLDO & LILLIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S65 E43 N65$ UST= S19 FST= S19 E32 N19 W32$ E32S19 BAS= W32 S27 CAN= W3 S3 E57 N3 W54$ E50 N27 W18$ E18 AOF= S26 E25 SDA= E19 N15 W19 S15$ N15 SPA= E19 N32 W27S32 E8$ W8 N19 W17 S8$ N8 E17 N13 E27 N17 W94$.

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	1200	C	STORE COMB	0		CG	210.00	105.00	23,981.00	SF		1.00	1.00	1.00	2.00	2.00	47,962							

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.55 Total Land Value: 47,962 Market: 0 Agricultural: 0 Common: 47,962 PRINTED 11/16/2026 BY SYS