LOT 5 SOUTH BANK PLACE.

ORB 715-417

RANDOLPH DAVID F/RANDOLPH NANCY E
1779 SW BARNETT WAY, SUITE 101
LAKE CITY, FL 32025

2026

05-4S-17-07604-105

BUILDING CHARACTERISTICS

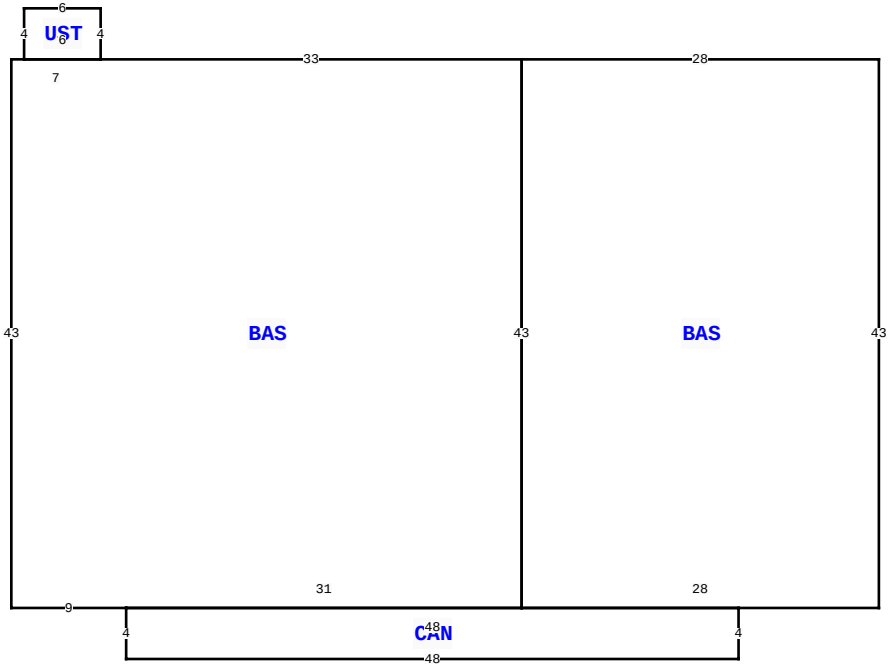
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		23 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100		1,204	63,728
BAS	1,720	100		1,720	91,040
CAN	192	30		58	3,070
UST	24	40		10	530
TOTALS	3,140			2,992	158,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	2,992	135.7221	105.86	316,733	1990	1990	0	0	0	50.00	50.00

1 OFFICE MED 0% - 0 Heated Area: 2924 HX Base Yr



1779 SW BARNETT WAY, 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	0260	PAVEMENT-A	0	0	60	100	6,000.00	UT	0.90	0.90	100	0	0	3	100	5,400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,302	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	158,366
TOTAL MARKET OB/XF VALUE	6,702
TOTAL LAND VALUE - MARKET	68,558
TOTAL MARKET VALUE	233,626
SOH/AGL Deduction	0
ASSESSED VALUE	233,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	233,626
TOTAL JUST VALUE	233,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	226,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0539	REMODEL	223	10/08/2019
013	COMMERCIAL	175	01/03/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0715/0417	4/05/1990	WD	Q	V		60,000

GRANTOR: BARNETT BANK

GRANTEE: DAVID RANDOLPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 UST= N4 W6 S4 E6$ W7 S43 E9 CAN= S4 E48 N4 W48$ E31
BAS= E28 N43 W28 S43$ N43$.

LAND DESCRIPTION

TOTAL OB/XF 6,702

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	1910	C	MEDIC OFF	0			0.00	0.00	27,423.00	SF		1.00	1.00	1.00	2.50	2.50	68,558							

REVIEW DATE 03/11/2026 BY JB Total Acres: 0.63 Total Land Value: 68,558 Market: 0 Agricultural: 0 Common: 68,558 PRINTED 06/22/2026 BY SYS