LOT 2 BLOCK 2 LAKESIDE HEIGHTS S
519-523, 684-307, 871-1718, (WDS

NEWMAN MEDIA INC
2485 S MARION AVE
LAKE CITY, FL 32025

2027

08-4S-17-08210-000

BUILDING CHARACTERISTICS

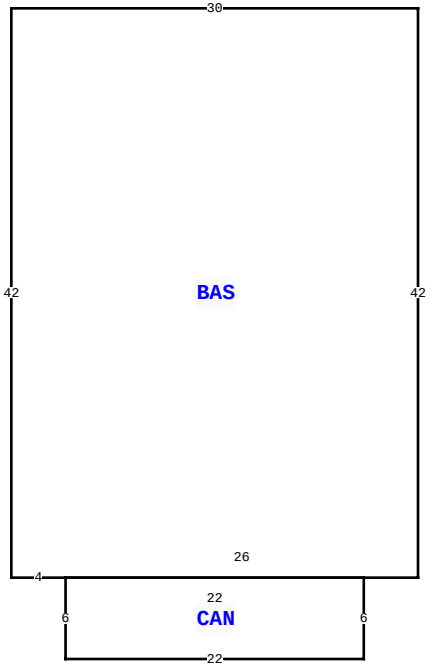
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100		1,260	54,999
CAN	132	30		40	1,746
TOTALS	1,392			1,300	56,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,300	117.9780	87.30	113,490	1957	1957	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1260 HX Base Yr



2485 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0294	SHED WOOD/	0	0	8	12	96.00	UT	2.50	2.50	100	0	0	3	100	240	
2	0080	DECKING	0	0	3	450	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	100	2003	2003	3	100	1,440	
4	0260	PAVEMENT-A	0	0	0	0	6,140.00	UT	1.10	1.10	100	2003	2003	3	100	6,754	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	56,745
TOTAL MARKET OB/XF VALUE	10,934
TOTAL LAND VALUE - MARKET	42,500
TOTAL MARKET VALUE	110,179
SOH/AGL Deduction	0
ASSESSED VALUE	110,179
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,179
TOTAL JUST VALUE	110,179
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,179

BLDG:1:1: 1992 DOR STUDY

LAND:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19335	MAINT/ALTR	55	03/19/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0871/1718	11/27/1998	WD	Q	I	01	54,000
GRANTOR: ARSO RADIO						
GRANTEE: NEWMAN MEDIA INC						
0519/0523	8/01/1983	WD	Q	I	01	78,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S42 E4 CAN= S6 E22 N6 W22$ E26 N42$.

LAND DESCRIPTION

TOTAL OB/XF 10,934

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	9105	C	TOWER SITE	0		00	0.00	0.00	170.00	FF		1.00	1.00	1.25	200.00	250.00	42,500							

REVIEW DATE 04/06/2017 BY DF Total Acres: 1.29 Total Land Value: 42,500 Market: 0 Agricultural: 0 Common: 42,500 PRINTED 11/17/2026 BY SYS