BEG AT INTERS OF S LINE OF SE 1/ R/W OF U S HWY 41, W 200.63 FT, FT, N 110.87 FT, NE 481.58 FT TO

DUNN JOHN F/DUNN FRANCES ELAINE
PO BOX 906
LAKE CITY, FL 32056

2027

13-3S-16-02097-002

BUILDING CHARACTERISTICS

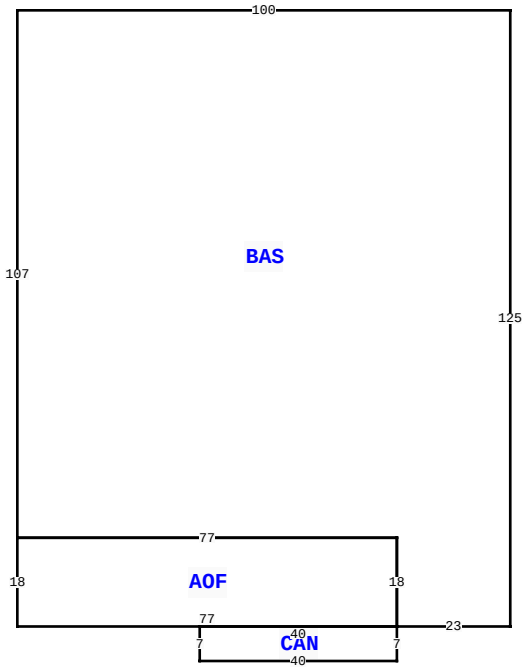
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	13316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,386	150		2,079	62,016
BAS	11,114	100		11,114	331,528
CAN	280	30		84	2,506
TOTALS	12,780			13,277	396,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	13,277	101.9373	38.74	514,351	2005	2005	0	0	0	23.00	77.00

1 PREF M B A 0% - 0 Heated Area: 12500 HX Base Yr



3310 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0	0	12,780.00	UT	1.50	1.50	100	2005	2005	3	100	19,170	
2	0166	CONC,PAVMT	0	0	0	0	662.00	UT	2.50	2.50	100	2005	2005	3	100	1,655	
3	0140	CLFENCE 6	0	0	0	0	1,550.00	UT	8.00	8.00	100	2005	2005	3	100	12,400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	396,050
TOTAL MARKET OB/XF VALUE	33,225
TOTAL LAND VALUE - MARKET	39,000
TOTAL MARKET VALUE	468,275
SOH/AGL Deduction	0
ASSESSED VALUE	468,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	468,275
TOTAL JUST VALUE	468,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	468,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23579	COMMERCIAL	1,140	09/08/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/385	6/17/2026	LE	U	I	14	100
GRANTOR: DUNN JOHN F (ENH LIFE						
GRANTEE: DUNN JOHN AND ELAIN						
1073/2565	12/19/2005	QC	Q	I	01	100
GRANTOR: DENADIR INVESTMENT						
GRANTEE: JOHN AND FRANCES DU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S107 AOF= S18 E77 N18 W77$ E77 S18 CAN= W40 S7 E40 N7$ E23 N125$.

LAND DESCRIPTION

TOTAL OB/XF 33,225

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	4800	C	WAREHOUSE	0		I	0.00	0.00	3.00	AC		1.00	1.00	0.65	20,000.00	13,000.00	39,000							

REVIEW DATE 05/10/2023 BY JB Total Acres: 3.00 Total Land Value: 39,000 Market: 0 Agricultural: 0 Common: 39,000 PRINTED 11/16/2026 BY SYS