

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

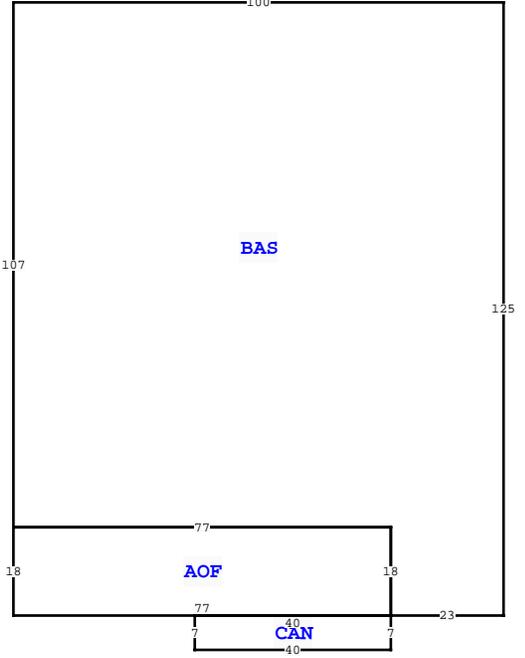
2026

13-3S-16-02097-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	13316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	1,386	150	
BAS	11,114	100	
CAN	280	30	
TOTALS	12,780		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B A	0% - 0										Heated Area: 12500 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		416,803	
TOTAL MARKET OB/XF VALUE		33,225	
TOTAL LAND VALUE - MARKET		39,000	
TOTAL MARKET VALUE		489,028	
SOH/AGL Deduction		0	
ASSESSED VALUE		489,028	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		489,028	
TOTAL JUST VALUE		489,028	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		474,662	

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
1073/2565	12/19/2005	QC	Q	I	01	100

GRANTOR: DENADIR INVESTMENT  
GRANTEE: JOHN AND FRANCES DU  
1050/2045 6/24/2005 WD Q V 54,000  
GRANTOR: SUBRANDY LIMITED PART  
GRANTEE: BENADIR INVESTMENT

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

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

EXTRA FEATURES																	
L N	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	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							