COMM NW COR OF SEC, RUN E 1785.0
FT, SE 86.19 FT TO E R/W I-75 FO
ALONG R/W 174.92 FT, E 157.41 FT

STATE OF FLORIDA D O T
1109 SOUTH MARION AVE
LAKE CITY, FL 32025-5874

2026

30-4S-17-08872-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8700	TIITF IMP	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

225 SW CHAD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		108,248
TOTAL MARKET VALUE		108,248
SOH/AGL Deduction		6,186
ASSESSED VALUE		102,062
TOTAL EXEMPTION VALUE	05	102,062
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		108,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,784

SALE:3:1: SERVICE STATION

XFOB:2:1: MAP # 4.1

SALE:1:1: SALE NOT IN LINE (INCL PERSONAL PROP)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051155	Communications To	30,000	10/18/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0895/0105	1/10/2000	WD	Q	I	01	412,500
GRANTOR: LIL' CHAMP FOOD STORE						
GRANTEE: FLORIDA D O T						
0858/0403	5/01/1998	WD	Q	I	03	550,000
GRANTOR: DAVIS REMBERT JR AS T						
GRANTEE: LIL' CHAMP FOOD STO						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	8700	C	STATE	0		CHI	250.00	124.00	30,928.00	SF		1.00	1.00	1.00	3.50	3.50	108,248							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.71 Total Land Value: 108,248 Market: 0 Agricultural: 0 Common: 108,248 PRINTED 06/22/2026 BY SYS