COMM INTERS W LINE OF E1/2 OF NW
& N R/W US-90 NE ALONG R/W 1065.
POB, RUN NW 210.77 FT, NE 314.18

LEWIS & LEWIS INS AGENCY INC
1313 W US HIGHWAY 90
LAKE CITY, FL 32055

2027

31-3S-17-05950-000

BUILDING CHARACTERISTICS

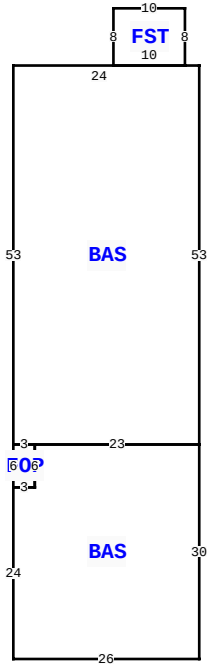
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	762	100		762	29,143
BAS	1,378	100		1,378	52,702
FOP	18	30		5	191
FST	80	50		40	1,530
TOTALS	2,238			2,185	83,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,185	103.3620	76.49	167,131	1968	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 2140 HX Base Yr



1313 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	83,566
TOTAL MARKET OB/XF VALUE	4,846
TOTAL LAND VALUE - MARKET	228,790
TOTAL MARKET VALUE	317,202
SOH/AGL Deduction	0
ASSESSED VALUE	317,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	317,202
TOTAL JUST VALUE	317,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,202

LAND:2:1: DEEP RAVINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044294	Roof Replacement	17,000	04/27/2022
2056	REMODEL	124	03/01/2011
2131	ADDN COMM	331	07/18/2001
44294	METAL ROOF		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0841/0987	6/26/1997	WD	Q	I		140,000

GRANTOR: CAROLYN HAMMONS AS PR

GRANTEE: LEWIS & LEWIS INSUR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FST= N8 W10 S8 E10$ W24 S53 FOP= S6 E3 N6 W3$ E3 BAS= S6 W3 S24 E26 N30 W23$ E23 N53$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,371	
2	0166	CONC,PAVMT	0	0	0	0	950.00	UT	1.50	1.50	100	2001	2001	3	100	1,425	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 4,846

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	1700	C	1STORY OFF	0		*CG	120.00	200.00	23,980.00	SF		1.00	1.00	1.00	9.50	9.50	227,810							
2	9600	C	WASTELAND	0		00	0.00	0.00	26,133.00	SF		1.00	1.00	0.05	0.75	0.04	980							

REVIEW DATE 05/18/2026 BY JB Total Acres: 1.15 Total Land Value: 228,790 Market: 0 Agricultural: 0 Common: 228,790 PRINTED 11/17/2026 BY SYS