

BEG SW COR OF NE1/4 OF SW1/4, RU
TO ACL RR R/W, NE ALONG R/W 211.
FT FOR POB, CONT NW 394.50 FT, N

CITY OF LAKE CITY, FLORIDA
205 NORTH MARION AVE
LAKE CITY, FL 32055

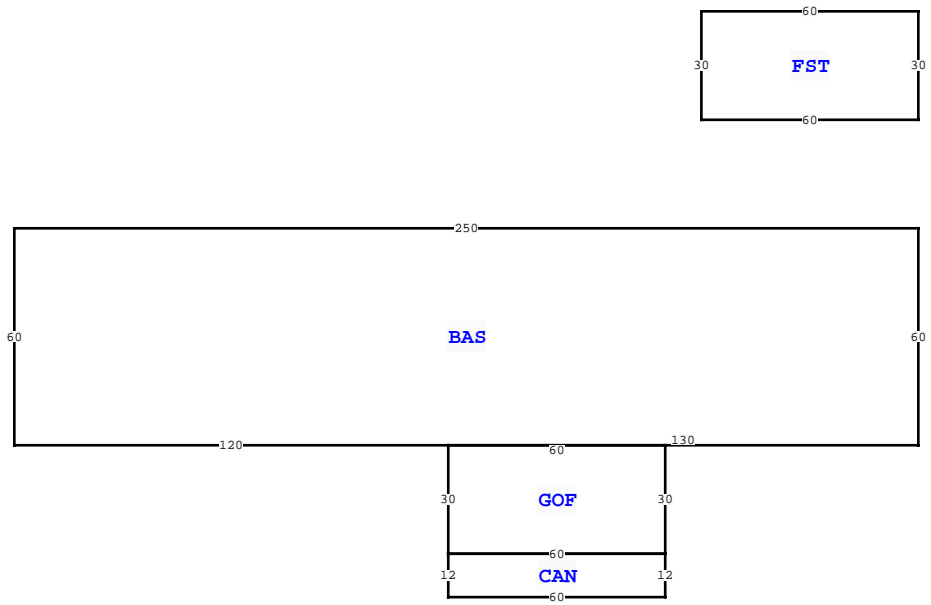
2026

31-3S-17-05956-000



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	04	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Plumbing		3 100			
Frame	05	STEEL 100			
Story Height		18 100			
RMS		0 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Quality	05	05			
DOR CODE	8900 MUNICIPAL IMP-EX				
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	15,000	100		15,000	343,569
CAN	720	30		216	4,947
FST	1,800	70		1,260	28,860
GOF	1,800	185		3,330	76,272
TOTALS	19,320			19,806	453,649

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8701	06	19,806	92.1595	32.26	638,942	2002	2002	0	0	29.00	71.00
2 PREF M B S 0% - 0 Heated Area: 16800 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			453,649
TOTAL MARKET OB/XF VALUE			5,810
TOTAL LAND VALUE - MARKET			136,429
TOTAL MARKET VALUE			595,888
SOH/AGL Deduction			1,390
ASSESSED VALUE			594,498
TOTAL EXEMPTION VALUE	04		594,498
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			595,888
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			540,453

SALE: 3:1: 75,794 SF COMMERCIAL PROPERTY
LAND: 1:1: 150 X 429 + 19,225 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16992	COMMERCIAL	360	05/22/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/1020	9/19/2016	QC	U	I	11	100
GRANTOR: DOUGLAS E & KIMMY L E						
1322/1016	9/19/2016	WD	U	I	18	625,000
GRANTOR: CEE-BAS, INCORPORATED						
GRANTEE: CITY OF LAKE CITY,						

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	0166	CONC, PAVMT	0	0	0	2,010.00	UT	2.00	2.00	50	2009	2009	3	50	2,010	
2	0140	CLFENCE	6	0	0	760.00	UT	7.50	7.50	50	2011	2011	3	50	2,850	
3	0161	3-STRAND B	0	0	0	760.00	UT	1.25	1.25	100	2011	2011	3	100	950	

TOTAL OB/XF												5,810				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
						05/12/2026	MLU									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W250 S60 E120 GOF= S30 CAN= S12 E60 N12 W60\$ E60 N30 W60\$ E130 N60\$ PTR= N30 FST= N30 W60 S30 E60\$ S30\$.											

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		*CG	150.00	428.00	75,794.00	SF		1.00	1.00	0.90	2.00	1.80	136,429							