COMM NE COR OF LOT 10, RUN S 76
RUN W 137.36 FT, S 82.46 FT, N 7
135.54 TO E R/W THENCE N 64 FT

RBG-DC LLC
1850 COLWOOD CT
JACKSONVILLE, FL 32217

2027

31-3S-17-06098-000

BUILDING CHARACTERISTICS

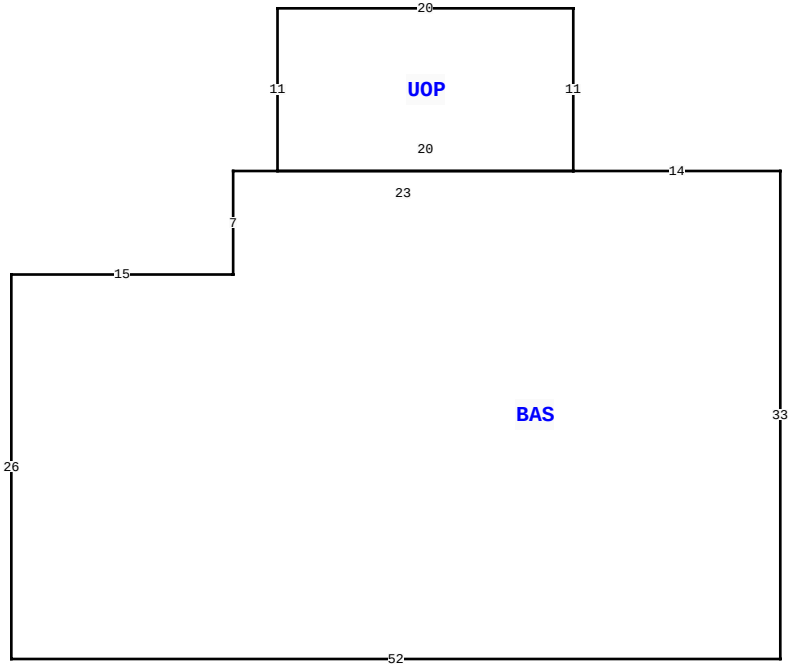
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,611	100		1,611	41,065
UOP	220	20		44	1,122
TOTALS	1,831			1,655	42,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	01	1,655	68.8940	50.98	84,372	1958	1958	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1611 HX Base Yr



134 NW BURK AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	2003	2003	3	100	200	
4	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	42,186
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	27,999
TOTAL MARKET VALUE	72,785
SOH/AGL Deduction	0
ASSESSED VALUE	72,785
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,785
TOTAL JUST VALUE	72,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,785

SALE:1:1: DAY-CARE SCHOOL ON BURK STREET

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/0202	11/28/2006	WD	Q	I	01	100
GRANTOR: BEDOYA						
GRANTEE: RBG-DC LLC						
0804/1314	4/24/1995	WD	Q	I		43,500
GRANTOR: IVAN A & DEBBIE LOPEZ						
GRANTEE: RICARDO & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N11 W20 S11 E20$ W23 S7 W15 S26 E52 N33$.

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	64.00	136.00	10,181.30	SF		1.00	1.00	1.00	2.75	2.75	27,999							

REVIEW DATE 03/08/2016 BY CP Total Acres: 0.23 Total Land Value: 27,999 Market: 0 Agricultural: 0 Common: 27,999 PRINTED 11/17/2026 BY SYS