LOT 1 MIDTOWN COMMERCIAL
CENTER S/D. ORB 835-764,
WD 1039-2288, WD 1059-1960,

MIDTOWN PROPERTY HOLDINGS LLC
540 W DUVAL ST
LAKE CITY, FL 32055

2026

31-3S-17-06247-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.060 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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	60,000
TOTAL MARKET VALUE	60,000
SOH/AGL Deduction	28,100
ASSESSED VALUE	31,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,900
TOTAL JUST VALUE	60,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,000

LAND:1:1: 0.51 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/2285	8/15/2018	WD	Q	V	01	35,000
GRANTOR: LAND HOLDINGS OF LAKE						
GRANTEE: MIDTOWN PRPOERTY HO						
1237/1599	7/02/2012	WD	U	V	11	100
GRANTOR: EAGLE, KIRALY & RILEY						
GRANTEE: LAND HOLDINGS OF LA						

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	1000	C	VACANT COMME	0		CI	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 08/23/2016 BY DF Total Acres: 0.56 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/22/2026 BY SYS