BEG INTERS N R/W US-90 & E
R/W CSX RR R/W, RUN NE ALONG
R/W 260.58 FT, N 54 DG W 100

VILLAR ANDRES R/VILLAR REBECCA K
789 W DUVAL ST
LAKE CITY, FL 32055

2026

31-3S-17-06261-100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		37 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		36 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1900	PROFESS SVC/BLD
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	6,810	100		6,810	459,335
CAN	676	30		203	13,692
FUS	1,195	100		1,195	80,603
TOTALS	8,681			8,208	553,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	8,208	121.7938	95.00	779,760	2002	2002	0	0	0	29.00	71.00

1 OFFICE MED 0% - 0 Heated Area: 8005 HX Base Yr

789 W DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	553,630
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	225,638
TOTAL MARKET VALUE	779,268
SOH/AGL Deduction	0
ASSESSED VALUE	779,268
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	779,268
TOTAL JUST VALUE	779,268
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	762,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0909/2186	8/23/2000	WD	Q	I		179,000
GRANTOR: FORD & WILLIAMS AS CO						
GRANTEE: ANDRES & REBECCA VI						
0846/1983	9/25/1997	WD	Q	V	04	0
GRANTOR: MHATRE						
GRANTEE: FORD & WILLIAMS AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=6810 $
FUS=1195 $
CAN=676 $
.

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	1900	C	PROF BLDG	0		*RSF	-100.00	322.00	32,234.00	SF		1.00	1.00	1.00	7.00	7.00	225,638							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.74 Total Land Value: 225,638 Market: 0 Agricultural: 0 Common: 225,638 PRINTED 06/22/2026 BY SYS