BEG AT NW COR OF LOT 19, BLK 2
MCFARLANE PARK, RUN SW 219.21
FT, NW 108.45 FT TO E R/W OF

JOE'S LAUNDROMAT LLC
P O BOX 1213
LAKE CITY, FL 32056

**2026**

**31-3S-17-06262-002**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

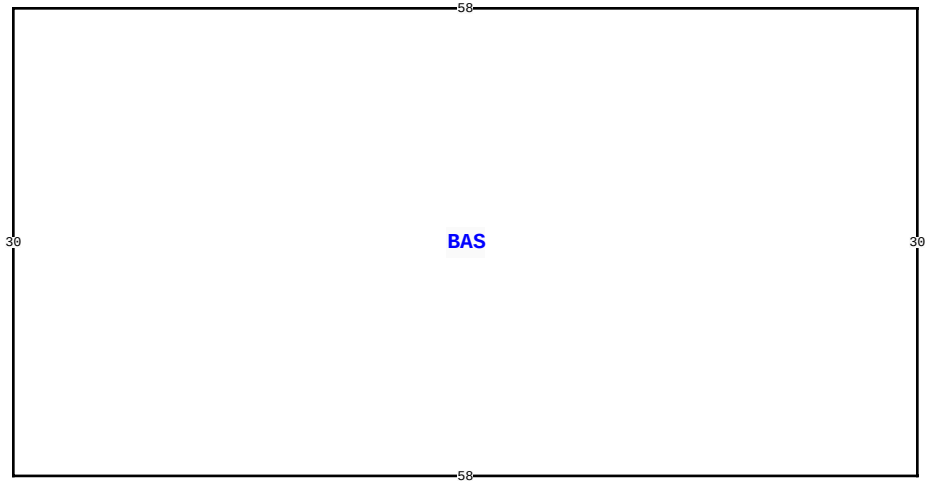
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 28 | GLASS THRM 30 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 70 |
| Interior Wall | 02 | WALL BD/WD 30 |
| Interior Floo | 15 | HARDTILE 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 07 | 07 |
| DOR CODE | 1100 | STORES/1 STORY |
| 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 | 1,740 | 100 | | 1,740 | 107,183 |
| TOTALS | 1,740 | | | 1,740 | 107,183 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3434 | 04 | 1,740 | 125.7430 | 86.76 | 150,962 | 2002 | 2002 | 0 | 0 | 0 | 29.00 | 71.00 |

4 LAUNDROMAT 0% - 0 Heated Area: 1740 HX Base Yr




916 W DUVAL ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 107,183 |
| TOTAL MARKET OB/XF VALUE | 15,448 |
| TOTAL LAND VALUE - MARKET | 177,725 |
| TOTAL MARKET VALUE | 300,356 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 300,356 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 300,356 |
| TOTAL JUST VALUE | 300,356 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 300,187 |

SALE:1:1: 1.50 AC PRCL

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 02362 | COMMERCIAL | 242 | 05/08/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1246/0853 | 12/14/2012 | WD | U | I | 40 | 834,800 |
| GRANTOR: ODR'S LAUNDROMAT LLC | | | | | | |
| GRANTEE: JOE'S LAUNDROMAT LL | | | | | | |
| 1123/0005 | 6/21/2007 | WD | Q | I | 03 | 610,000 |
| GRANTOR: LDL LLC | | | | | | |
| GRANTEE: ODR'S LAUNDROMAT LL | | | | | | |

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 6,640.00 | UT | 2.00 | 2.00 | 100 | 2002 | 2002 | 3 | 100 | 13,280 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 113.00 | UT | 7.50 | 7.50 | 100 | 2002 | 2002 | 3 | 100 | 848 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 120 | 10 | 1,200.00 | UT | 1.10 | 1.10 | 100 | 0 | 0 | 3 | 100 | 1,320 | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W58 S30 E58 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 15,448

| 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 | 1100 | C | STORE 1FLR | 0 | | *RO | 0.00 | 0.00 | 20,908.80 | SF | | 1.00 | 1.00 | 1.00 | 8.50 | 8.50 | 177,725 | | | | | | | |

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.48 Total Land Value: 177,725 Market: 0 Agricultural: 0 Common: 177,725 PRINTED 05/08/2026 BY SYS