

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

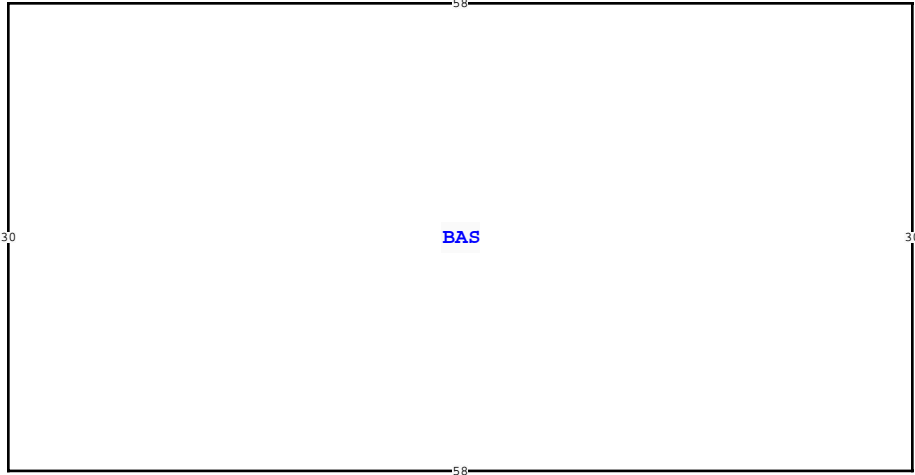
2026

31-3S-17-06262-002



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	15	CONC	BLOCK	70	
Exterior Wall	28	GLASS	THRM	30	
Roof Structure	09	RIDGE	FRME	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	01	MINIMUM		70	
Interior Wall	02	WALL	BD/WD	30	
Interior Floor	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	104,082
TOTALS	1,740			1,740	104,082

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4	LAUNDROMAT	0%	- 0		Heated Area: 1740					HX Base Yr		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		104,082	
TOTAL MARKET OB/XF VALUE		15,448	
TOTAL LAND VALUE - MARKET		198,634	
TOTAL MARKET VALUE		318,164	
SOH/AGL Deduction		0	
ASSESSED VALUE		318,164	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		318,164	
TOTAL JUST VALUE		318,164	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,187	

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																	
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	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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W58 S30 E58 N30\$.												

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	1100	C	STORE 1FLR	0		*RO	0.00	0.00	20,908.80	SF		1.00	1.00	1.00	9.50	9.50	198,634								