

E DIV: COMM INTERS OF W R/W ERM
 NASSAU ST FOR POB, W 263.20 FT,
 E 137.05 FT, S 120 FT, E 150 FT,

WASDEN TRAMMEL C
 776 E DUVAL ST
 LAKE CITY, FL 32055

2026

32-3S-17-13374-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 61,490 TOTAL MARKET VALUE 61,490 SOH/AGL Deduction 462 ASSESSED VALUE 61,028 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 61,028 TOTAL JUST VALUE 61,490 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 55,480																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 16-0027 DEMOLISH 0 07/13/2016																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1323/2193</td> <td>10/13/2016</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>53,500</td> </tr> </tbody> </table> GRANTOR: G & W COMMERCIAL PROP GRANTEE: TRAMMEL C WASDEN 1129/0864 6/23/2006 WD Q I 01 100 GRANTOR: DIANE B WHITE TRUSTEE GRANTEE: BISHOP & TOMPKINS L										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1323/2193	10/13/2016	WD	Q	V	01	53,500
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE																																					
1323/2193	10/13/2016	WD	Q	V	01	53,500																																					
TOTALS EXTRA FEATURES 758 E DUVAL ST, LAKE CITY										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/12/2026 MLU																							
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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
																	LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	135.00	176.00	23,750.00	SF		1.00	1.00	0.80	2.75	2.20	52,250																										
2	1000	C	VACANT COMME	0		*CI	70.00	150.00	10,500.00	SF		1.00	1.00	0.80	1.10	0.88	9,240																										
REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.79 Total Land Value: 61,490 Market: 0 Agricultural: 0 Common: 61,490 PRINTED 06/19/2026 BY SYS																																											