E DIV: BEG NW COR BLOCK 297, RUN S 195.1 FT TO N R/W NASSAU ST, R TO A PT 20.95 FT E OF W LINE BLO

WASDEN TRAMMEL
728 E DUVAL ST
LAKE CITY, FL 32025

2026

32-3S-17-13378-000

BUILDING CHARACTERISTICS

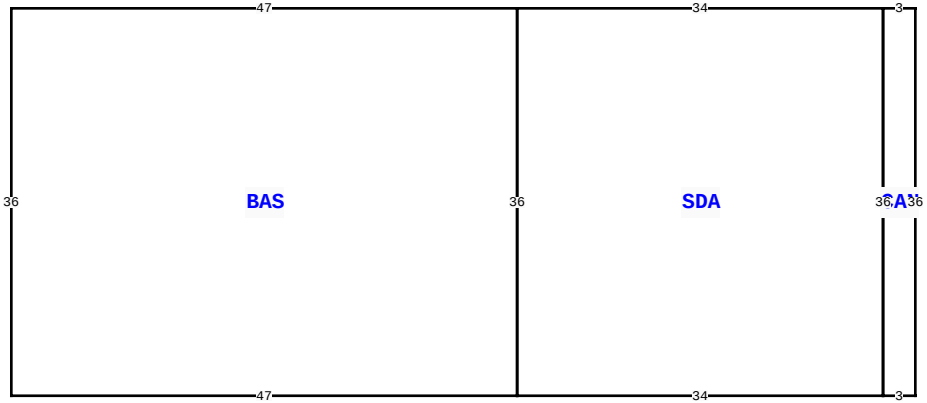
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	04	PLYWOOD 50
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		6 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,692	100		1,692	34,322
CAN	108	30		32	649
SDA	1,224	185		2,264	45,925
TOTALS	3,024			3,988	80,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	3,988	86.3200	40.57	161,793	1950	1975	0	0	0	50.00	50.00

1 SERVGARAGE 0% - 0 Heated Area: 2916 HX Base Yr



728 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	0	0	3,960.00	UT	1.50	1.50	25	0	0	3	25	1,485	
2	0166	CONC,PAVMT	0	0	0	0	4,494.00	UT	2.50	2.50	25	0	0	3	25	2,809	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	80,896
TOTAL MARKET OB/XF VALUE	5,494
TOTAL LAND VALUE - MARKET	26,961
TOTAL MARKET VALUE	113,351
SOH/AGL Deduction	0
ASSESSED VALUE	113,351
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,351
TOTAL JUST VALUE	113,351
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,451

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1086/0900	5/15/2006	WD	Q	I	03	175,000
GRANTOR: EAGLE, KIRALY & RILEY						
GRANTEE: TRAMMELL WASDEN						
0878/1972	4/19/1999	WD	Q	I		105,000
GRANTOR: HACKER						
GRANTEE: EAGLE, KIRALY & RIL						

BUILDING NOTES

BUILDING DIMENSIONS

SDA= W34 BAS= W47 S36 E47 N36$ S36 E34 CAN= E3 N36 W3 S36 $ N36$.

LAND DESCRIPTION

TOTAL OB/XF 5,494

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	2700	C	AUTO SALES	0		*CI	64.00	190.00	12,255.00	SF		1.00	1.00	0.80	2.75	2.20	26,961							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.28 Total Land Value: 26,961 Market: 0 Agricultural: 0 Common: 26,961 PRINTED 06/19/2026 BY SYS