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

**2027**

**32-3S-17-13378-000**

## BUILDING CHARACTERISTICS

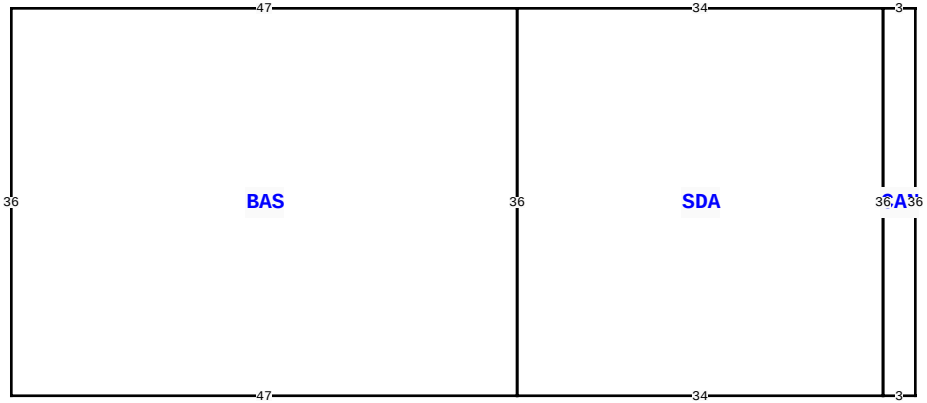
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 50 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 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

PAGE 1 of 1 — 1

### 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 | 113,351 |

| 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 11/17/2026 BY SYS