COMM SE COR OF NE1/4 OF NE1/4, R
FOR POB, CONT W 283.40 FT, N 150
FT, S 150.61 FT TO POB.

JENTED LLC
320 NW TURNER AVE
LAKE CITY, FL 32055

2027

33-3S-16-02440-001

BUILDING CHARACTERISTICS

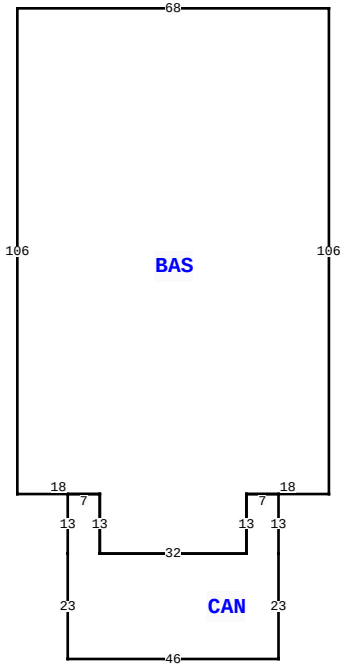
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		25 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		28 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,624	100		7,624	578,103
CAN	1,240	30		372	28,207
TOTALS	8,864			7,996	606,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	7,996	115.7280	90.27	721,799	2009	2009	0	0	0	16.00	84.00

3 OFFICE MED 0% - 0 Heated Area: 7624 HX Base Yr



320 NW TURNER AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	792.00	UT	2.50	2.50	100	2009	2009	3	100	1,980	
2	0164	CONC BIN	0	0	0	0	179.00	UT	12.00	12.00	100	2009	2009	3	100	2,148	
3	0260	PAVEMENT-A	0	0	0	0	15,700.00	UT	1.85	1.85	100	2009	2009	3	100	29,045	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	606,311
TOTAL MARKET OB/XF VALUE	33,173
TOTAL LAND VALUE - MARKET	98,010
TOTAL MARKET VALUE	737,494
SOH/AGL Deduction	0
ASSESSED VALUE	737,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	737,494
TOTAL JUST VALUE	737,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	737,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27654	COMMERCIAL	5,152	02/25/2009
9517	REMODEL	50	03/27/1995
9386	RELOCATE	100	02/24/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0559	1/25/2008	WD	Q	I	01	100
GRANTOR: DIOGENES F DUARTE M.D						
GRANTEE: JENTED LLC						
1096/0345	9/12/2006	WD	Q	I		150,000
GRANTOR: TIMMONS						
GRANTEE: DIOGENES F DUARTE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S106 E18 S13 CAN= N13 W7 S13 S23 E46 N23 N13 W7 S13 W32$ E32 N13 E18 N106$.

LAND DESCRIPTION

TOTAL OB/XF 33,173

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	1900	C	PROF BLDG	0		00	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.25	2.25	98,010							

REVIEW DATE 06/20/2023 BY JB Total Acres: 1.00 Total Land Value: 98,010 Market: 0 Agricultural: 0 Common: 98,010 PRINTED 11/16/2026 BY SYS