LOTS 12, 13 AND 14 BLOCK 1
MORNINGSIDE HEIGHTS S/D.
ORB 781-1331, 879-1114,

GREEN J D & JOSEPH D
1613 E DUVAL STREET
LAKE CITY, FL 32055

2027

33-3S-17-06383-000

BUILDING CHARACTERISTICS

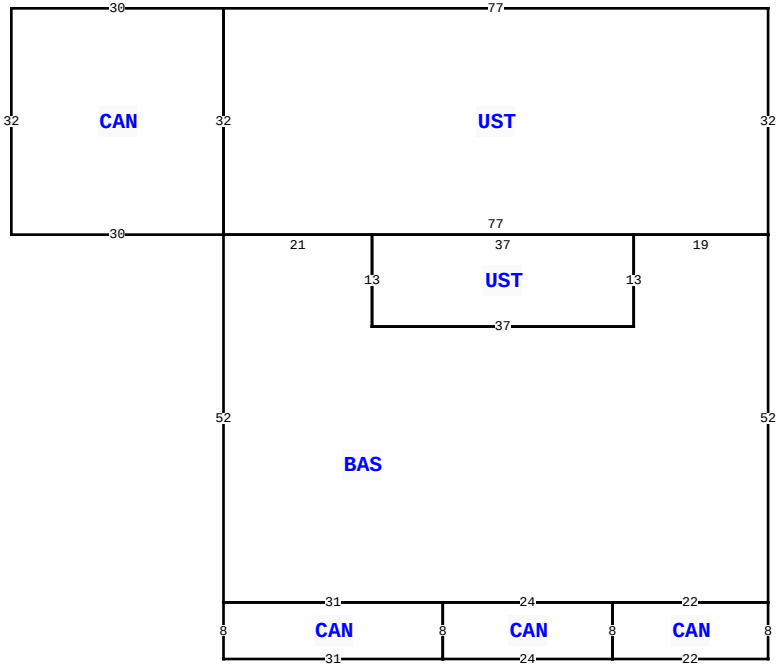
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,523	100		3,523	60,931
CAN	176	30		53	917
CAN	192	30		58	1,003
CAN	248	30		74	1,280
CAN	960	30		288	4,981
UST	481	40		192	3,321
UST	2,464	40		986	17,053
TOTALS	8,044			5,174	89,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	5,174	54.0518	34.59	178,969	1972	1972	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 3523 HX Base Yr



1613 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	0166	CONC,PAVMT	0	0	34	32	1,088.00	UT	1.50	1.50	100	1994	1994	3	100	1,632	
2	0166	CONC,PAVMT	0	0	19	30	570.00	UT	1.50	1.50	100	1994	1994	3	100	855	
3	0140	CLFENCE 6	0	0	0	0	660.00	UT	3.50	3.50	100	1994	1994	3	100	2,310	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,578
TOTAL MARKET OB/XF VALUE	4,797
TOTAL LAND VALUE - MARKET	68,875
TOTAL MARKET VALUE	203,250
SOH/AGL Deduction	0
ASSESSED VALUE	203,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,250
TOTAL JUST VALUE	203,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0879/1114	12/04/1996	QC	Q	I	01	82,000
GRANTOR: DAVID GREEN						
GRANTEE: JOSEPH D GREEN						
0781/1331	10/20/1993	WD	Q	I		82,000
GRANTOR: JENNINGS WILLIAMS						
GRANTEE: J D & DAVID GREEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S52 CAN= S8 E31 N8 W31$ E31 CAN= S8 E24 N8 W24$ E24 CAN= S8 E22 N8 W22 $ E22 N52 UST= N32 W77 CAN= W30 S32 E30 N32$ S32 E77$ W19 UST= W37 S13 E37 N13$ S13 W37 N13$.

LAND DESCRIPTION

TOTAL OB/XF 4,797

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	1100	C	STORE 1FLR	0		CI	190.00	145.00	27,550.00	SF		1.00	1.00	1.00	2.50	2.50	68,875							

REVIEW DATE 03/25/2026 BY JB Total Acres: 0.63 Total Land Value: 68,875 Market: 0 Agricultural: 0 Common: 68,875 PRINTED 11/16/2026 BY SYS

LOTS 12, 13 AND 14 BLOCK 1
MORNINGSIDE HEIGHTS S/D.
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BUILDING CHARACTERISTICS

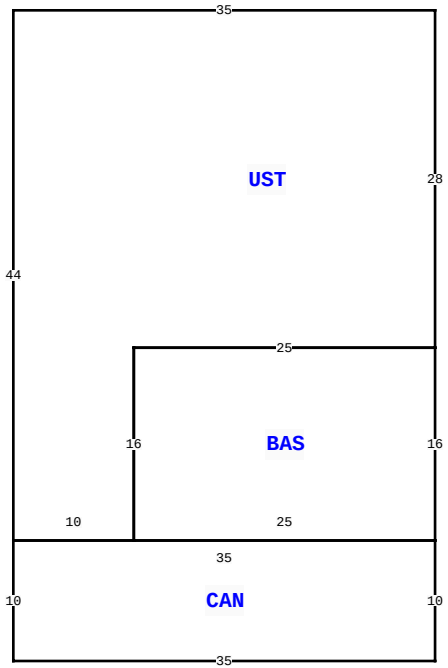
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame		N/A 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	04	04
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	16,688
CAN	350	30		105	4,381
UST	1,140	40		456	19,025
TOTALS	1,890			961	40,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	961	96.7575	47.41	45,561	2012	2012	0	0	0	12.00	88.00

2 SERV SHOP 0% - 0 Heated Area: 400 HX Base Yr



1613 E DUVAL ST, LAKE CITY

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XF DATE		LAND DATE	05/12/2026 MLU
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EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL MARKET VALUE	203,250
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,250
TOTAL JUST VALUE	203,250
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: JENNINGS WILLIAMS						
GRANTEE: J D & DAVID GREEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S16 UST= W10 CAN= S10 E35 N10 W35$ N44 E35 S28 W25 S16$ E25 N16$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/25/2026 BY JB Total Acres: 0.63 Total Land Value: 68,875 Market: 0 Agricultural: 0 Common: 68,875 PRINTED 11/16/2026 BY SYS