

BEG AT NW COR OF LOT 1, BLOCK 10
 HEIGHTS, RUN S 77 DEG E ALONG S
 240.49 FT, S 13 DEG W 221.82 FT

BURGHARD PROPERTIES, LLC
 1300 MARSH LANDING PKWY, STE 106
 JACKSONVILLE, FL 32250

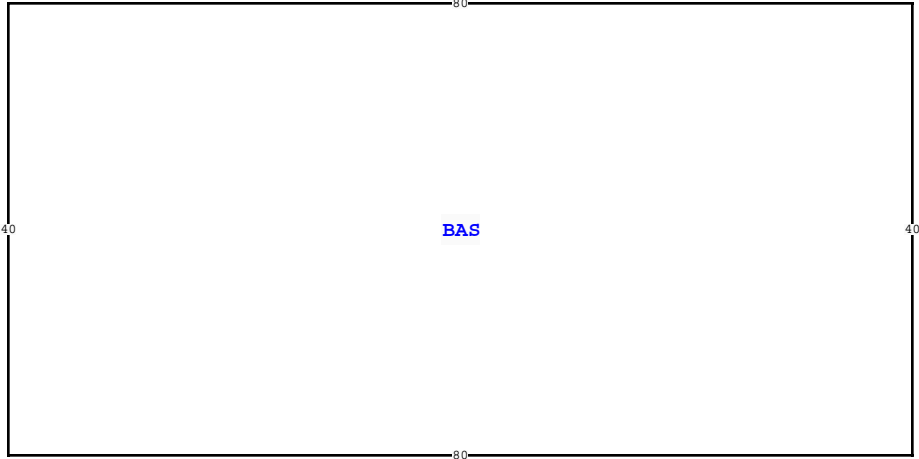
2026

33-3S-17-06430-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	14	PREFIN MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Plumbing		4	100
Frame	05	STEEL	100
Story Height		14	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	4800 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,200	100	
TOTALS	3,200		123,913

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	PREF M B A	0%	- 2026									
				Heated Area: 3200			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			313,537
TOTAL MARKET OB/XF VALUE			4,160
TOTAL LAND VALUE - MARKET			98,880
TOTAL MARKET VALUE			416,577
SOH/AGL Deduction			0
ASSESSED VALUE			416,577
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			416,577
TOTAL JUST VALUE			416,577
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009	COMMERCIAL	690	03/05/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/1809	12/01/2025	WD	Q	I	01	450,000
GRANTOR: PERSONS JOSEPH N						
GRANTEE: BURGHARD PROPERTIES						
0812/1896	10/23/1995	WD	U	I	12	39,563
GRANTOR: JAMES M CARSON & THOM						
GRANTEE: JOSEPH N PERSONS						

EXTRA FEATURES		1550 E DUVAL ST, LAKE CITY															
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
1	0140	CLFENCE	6	0	0	0	700.00	UT	3.80	3.80	100	2001	2001	3	100	2,660	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W80 S40 E80 N40\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4800	C	WAREHOUSE	0		CI	0.00	0.00	39,552.00	SF		1.00	1.00	1.00	2.50	2.50	98,880							

