

LOTS 1, 2 & 3 BLOCK C DUVAL HEIG  
AS LIES N OF DUVAL ST. 576-275,  
& QC 1102-1567, PB 1355-1751, PR

J.W.BRYANT INC  
1165 E DUVAL ST  
LAKE CITY, FL 32055

**2026**

33-3S-17-06482-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	15	CONC BLOCK	10
Roof Structure	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		3	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.080 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	280	110	
BAS	1,489	100	
CAN	520	30	
CAN	522	30	
TOTALS	2,811		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	SERV SHOP	0%	- 0	29.59	62,435	1946	1946	0	0	50.00	50.00			
Heated Area: 1769 HX Base Yr														
1165 E DUVAL ST, LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	05/12/2026 MLU				
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		31,218	
TOTAL MARKET OB/XF VALUE		4,500	
TOTAL LAND VALUE - MARKET		36,732	
TOTAL MARKET VALUE		72,450	
SOH/AGL Deduction		0	
ASSESSED VALUE		72,450	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		72,450	
TOTAL JUST VALUE		72,450	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		68,487	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31067	MAINT/ALTR	0	05/21/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/1054	12/07/2018	PR	U	I	11	100

GRANTOR: JERRY W BRYANT JR AS  
GRANTEE: J.W. BRYANT INC

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	1,500
2	0140	CLFENCE	6	0	0	1.00	UT	0.00	0.00	1,000
3	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	1,500
4	0140	CLFENCE	6	0	0	1.00	UT	0.00	0.00	500

TOTAL OB/XF														4,500										
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	2500	C	SRVC SHOPS	0		CI	147.00	90.00	13,357.00	SF		1.00	1.00	1.00	2.75	2.75	36,732							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W35 S15 AOF= S14 E20 N14 W20\$ E20 S14 E41 CAN= E18N29 W18 S29\$ N29 CAN= N20 W26 S20 E26\$ W26\$.									