E DIV: BEG INTERS E R/W OF CHEST DUVAL ST, RUN NE ALONG R/W 182.7 FT, S 188.75 FT TO N R/W DUVAL S

TRITON INVESTMENT GROUP LLC
537 SW WINDSOR DR
LAKE CITY, FL 32024

2027

33-3S-17-12837-000

BUILDING CHARACTERISTICS

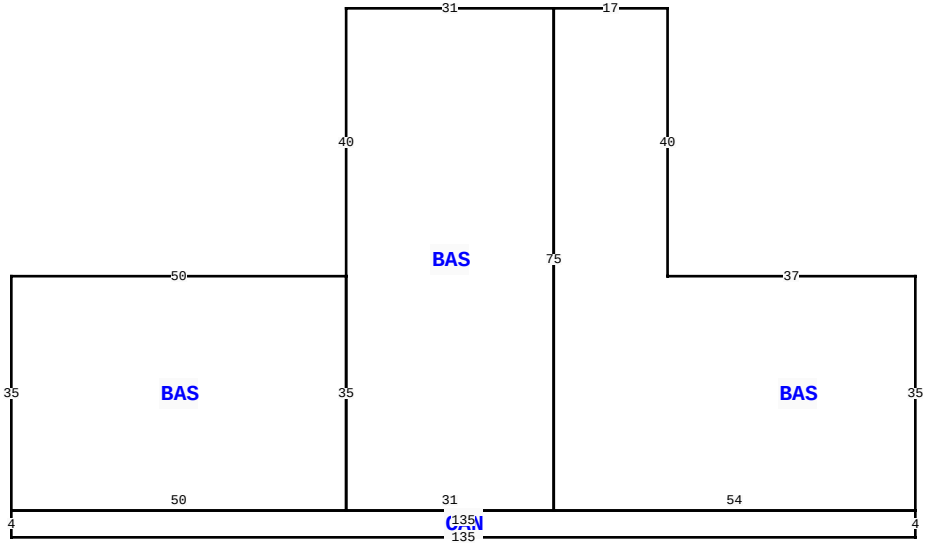
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1600	COMMUNITY SHOPPING
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100		1,750	57,429
BAS	2,325	100		2,325	76,299
BAS	2,570	100		2,570	84,339
CAN	540	30		162	5,316
TOTALS	7,185			6,807	223,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	6,807	75.3540	48.98	333,407	1984	2000	0	0	0	33.00	67.00

1 SHOP NBHD 0% - 2024 Heated Area: 6645 HX Base Yr



1051 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	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0169	FENCE/WOOD	0	0	0	0	100.00	UT	10.50	10.50	100	2026	2025		100	1,050	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	223,383
TOTAL MARKET OB/XF VALUE	6,850
TOTAL LAND VALUE - MARKET	119,238
TOTAL MARKET VALUE	349,471
SOH/AGL Deduction	4,920
ASSESSED VALUE	344,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	344,551
TOTAL JUST VALUE	349,471
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	349,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047325	Roof Replacement	14,000	05/26/2023
330	REMODEL	0	06/07/2012
2194	REMODEL	150	09/10/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/926	2/24/2023	WD	Q	I	03	220,000
GRANTOR: JONES LINDA F						
GRANTEE: TRITON INVESTMENT G						
0580/0365	12/01/1985	WD	Q	I	01	140,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 N40 W17 BAS= W31 S40 BAS= W50 S35 CAN= S4 E135 N4 W135$E50 N35$S35 E31 N75$ S75 E54 N35$.

LAND DESCRIPTION

TOTAL OB/XF 6,850

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	1600	C	SH CTR COM	0		*CG	0.00	0.00	48,177.00	SF		1.00	1.00	0.90	2.75	2.48	119,238							

REVIEW DATE 03/31/2026 BY TP Total Acres: 1.11 Total Land Value: 119,238 Market: 0 Agricultural: 0 Common: 119,238 PRINTED 11/17/2026 BY SYS