

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

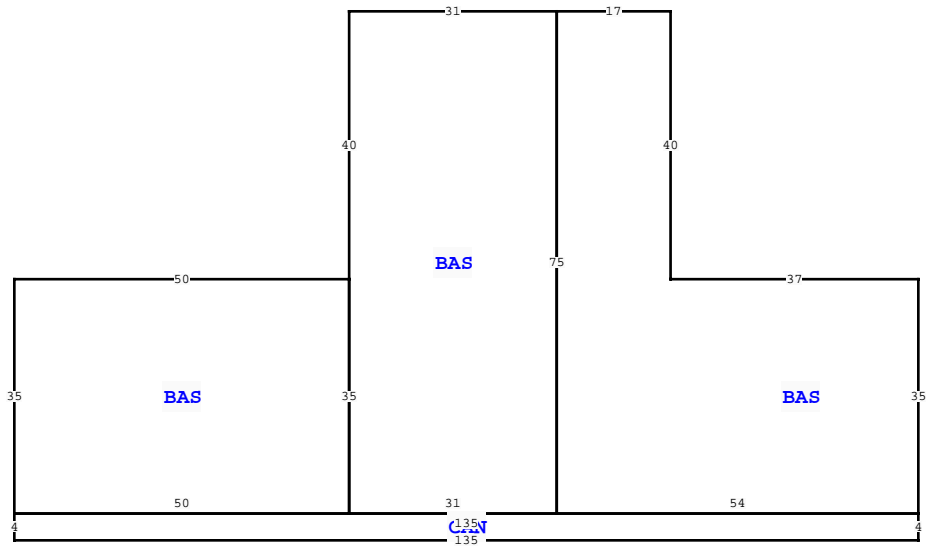
TRITON INVESTMENT GROUP LLC  
 537 SW WINDSOR DR  
 LAKE CITY, FL 32024

**2026**

33-3S-17-12837-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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												



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE	
04 04		1600 COMMUNITY SHOPPING		07		860317.00 1.00/		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													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	
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	36,243		
ASSESSED VALUE	313,228		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	313,228		
TOTAL JUST VALUE	349,471		
NCON VALUE	1,250		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	283,616		

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:						

EXTRA FEATURES																	
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	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	

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

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												
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	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								