E DIV: COMM NE COR OF SW1/4 OF N
FT TO S SIDE OF DUVAL ST FOR POB
W 244 FT, N 484 FT TO S SIDE DUV

THE PATRICIA FAYE BORIS REVOCABLE LIVING TRUST
P O BOX 2095
LAKE CITY, FL 32056

2027

33-3S-17-12997-000

BUILDING CHARACTERISTICS

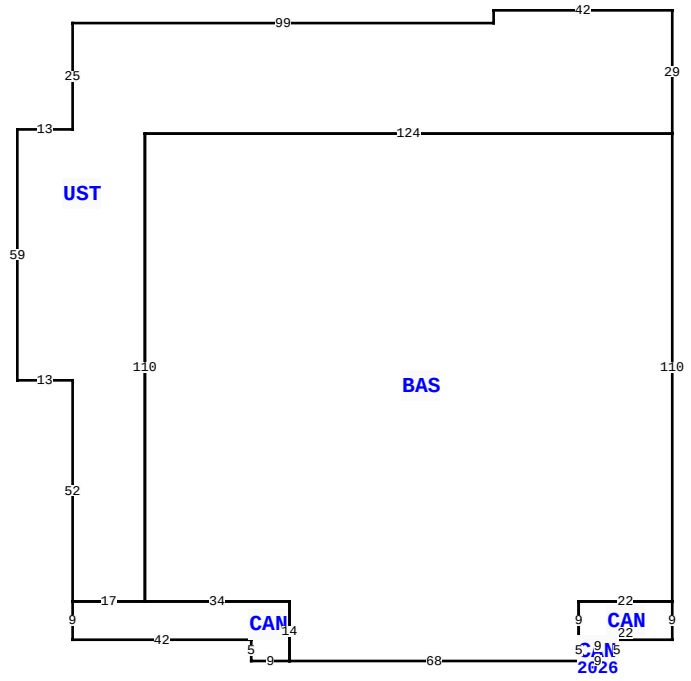
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	1400	SUPERMARKET
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	14,592	100		14,592	276,519
CAN	198	30		59	1,118
CAN	504	30		151	2,862
CAN	45	30	2026	14	266
UST	6,429	40		2,572	48,740
TOTALS	21,768			17,388	329,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4200	04	17,388	51.2146	37.90	659,005	1966	1966	0	0	0	50.00	50.00

1 SUPER MRKT 0% - 0 Heated Area: 14592 HX Base Yr



1036 E DUVAL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	329,502
TOTAL MARKET OB/XF VALUE	15,665
TOTAL LAND VALUE - MARKET	149,946
TOTAL MARKET VALUE	495,113
SOH/AGL Deduction	0
ASSESSED VALUE	495,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	495,113
TOTAL JUST VALUE	495,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	495,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0384	REROOF		04/22/2025
382	REMODEL	0	02/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1120/0405	5/16/2007	WD	Q	I	01	100

GRANTOR: PATRICIA BORIS (SURV

GRANTEE: PATRICIA FAYE BORIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W124 S110 E34 S14 E68 N5 N9 E22 N110 $
UST=[ORIG=0,0] N29 W42 S3 W99 S25 W13 S59 E13 S52 E17 N110 E124 $
CAN=[ORIG=-124,110] W17 S9 E42 S5 E9 N14 W34 $
CAN=[ORIG=-22,119] E22 N9 W22 S9 $
CAN=[YR=2026;ORIG=-13,119] S5 W9 N5 E9 $
.

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	21,130.00	21,130.00	50	0	0	3	50	10,565	
2	0253	LIGHTING	0	0	0	0	4.00	UT	800.00	800.00	100	1993	1993	3	100	3,200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,000	
6	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	300	

LAND DESCRIPTION

TOTAL OB/XF 15,665

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		*CG	100.00	0.00	27,300.00	SF		1.00	1.00	1.00	2.75	2.75	75,075							
2	1000	C	VACANT COMME	0		*CG	212.00	200.00	1,916.64	SF		1.00	1.00	1.00	2.75	2.75	5,271							
3	1100	C	STORE 1FLR	0		*CG	0.00	0.00	69,600.00	SF		1.00	1.00	1.00	1.00	1.00	69,600							

REVIEW DATE 05/12/2026 BY TP Total Acres: 2.27 Total Land Value: 149,946 Market: 0 Agricultural: 0 Common: 149,946 PRINTED 11/16/2026 BY SYS