E DIV: APPROX 60 FT E & W BY 100
WITHIN THE FOLLOWING: COMM NE CO
NW1/4, S 49 FT TO S R/W DUVAL ST

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

2026

33-3S-17-12997-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

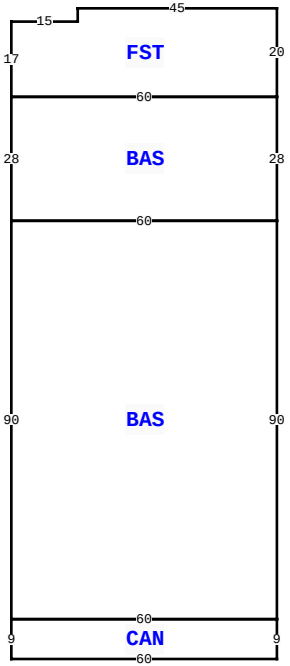
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	1,680	100		1,680	43,663
BAS	5,400	100		5,400	140,346
CAN	540	30		162	4,211
FST	1,155	50		578	15,022
TOTALS	8,775			7,820	203,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	7,820	74.2560	51.98	406,484	1986	1986	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 7080 HX Base Yr



1020 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	203,242
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	203,342
SOH/AGL Deduction	2,031
ASSESSED VALUE	201,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	201,311
TOTAL JUST VALUE	203,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1591	REMODEL	398	03/08/2010

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 FAYE BORIS (

GRANTEE: PATRICIA FAYE BORIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N28 FST= N20 W45 S3 W15 S17 E60$ W60 S28 E60$ BAS= W60 S90 E60 CAN= S9 W60 N9 E60$ N90$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	1.00	UT		1.00	1.00	1.00	100.00	100.00	100							

REVIEW DATE 12/05/2016 BY DF Total Acres: 0.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 05/08/2026 BY SYS