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

2027

33-3S-17-12997-001

BUILDING CHARACTERISTICS

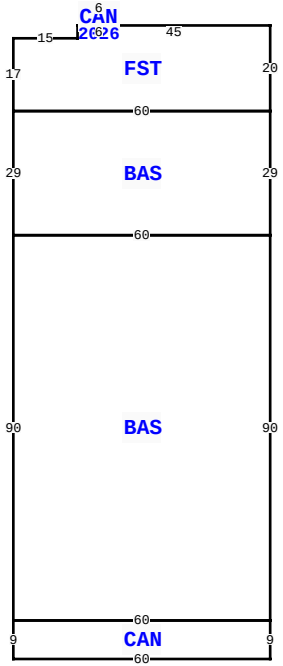
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
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	1,740	100		1,740	41,343
BAS	5,400	100		5,400	128,304
CAN	540	30		162	3,849
CAN	24	30	2026	7	167
FST	1,155	50		578	13,734
TOTALS	8,859			7,887	187,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	7,887	74.2560	47.52	374,790	1986	1986	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 7140 HX Base Yr



1020 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	187,395
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	16,770
TOTAL MARKET VALUE	204,165
SOH/AGL Deduction	0
ASSESSED VALUE	204,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,165
TOTAL JUST VALUE	204,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	204,165

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=[ORIG=0,0] W60 S90 E60 N90 $
BAS=[ORIG=0,0] N29 W60 S29 E60 $
FST=[ORIG=-0,-29] N20 W45 S3 W15 S17 E60 $
CAN=[ORIG=0,90] S9 W60 N9 E60 $
CAN=[YR=2026;ORIG=-43,-49] N4 E6 S4 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	6,098.00	SF		1.00	1.00	1.00	2.75	2.75	16,770							

REVIEW DATE 05/12/2026 BY TP Total Acres: 0.14 Total Land Value: 16,770 Market: 0 Agricultural: 0 Common: 16,770 PRINTED 11/16/2026 BY SYS