LOT 5C FOREST PLANTATION COMMERC
1015-194, WD 1028-1507, WD 1331-

PALUSTRIS PROPERTIES LLC
356 NW LAKE CITY AVE
LAKE CITY, FL 32055

2027

34-3S-16-02461-605

BUILDING CHARACTERISTICS

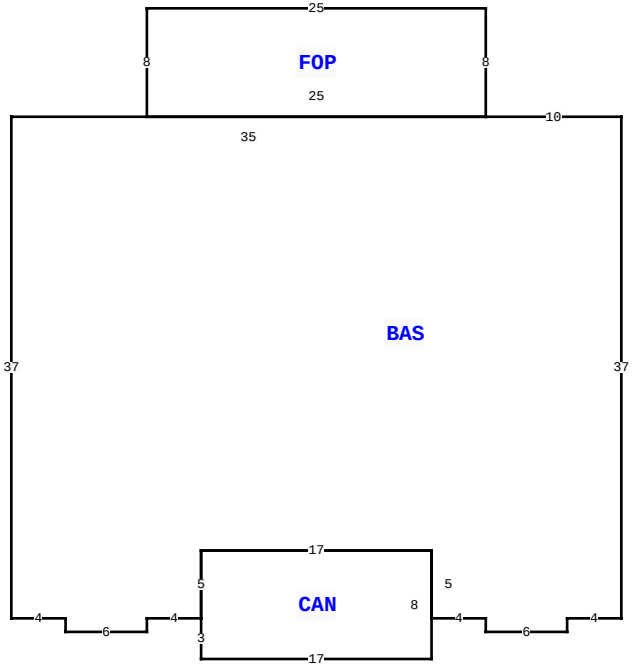
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	104,319
CAN	136	30		41	2,687
FOP	200	30		60	3,932
TOTALS	1,928			1,693	110,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,693	115.0023	85.10	144,074	2005	2005	0	0	0	23.00	77.00

1 OFFICE LOW 0% - 0 Heated Area: 1592 HX Base Yr



356 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	5	44	220.00	UT	2.00	2.00	100	2005	2005	3	100	440	
2	0260	PAVEMENT-A	0	0	0	0	4,836.00	UT	1.10	1.10	100	2005	2005	3	100	5,320	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	110,937
TOTAL MARKET OB/XF VALUE	5,760
TOTAL LAND VALUE - MARKET	32,320
TOTAL MARKET VALUE	149,017
SOH/AGL Deduction	0
ASSESSED VALUE	149,017
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,017
TOTAL JUST VALUE	149,017
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3118	COMMERCIAL	765	11/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0176	2/15/2017	WD	Q	I	01	170,000
GRANTOR: ANNDEE PROPERTIES LLC						
GRANTEE: PALUSTRIS PROPERTIE						
1028/1507	10/19/2004	WD	Q	V		50,000
GRANTOR: CANDLER						
GRANTEE: ANNDEE PROPERTIES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N8 W25 S8 E25$ W35 S37 E4 S1 E6 N1 E4 CAN= S3 E17 N8 W17 S5$ N5 E17 S5 E4 S1 E6 N1 E4 N37$.

LAND DESCRIPTION

TOTAL OB/XF 5,760

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	1700	C	1STORY OFF	0		RO	0.00	0.00	23,086.00	SF		1.00	1.00	0.80	1.75	1.40	32,320							

REVIEW DATE 06/07/2023 BY KS Total Acres: 0.53 Total Land Value: 32,320 Market: 0 Agricultural: 0 Common: 32,320 PRINTED 11/16/2026 BY SYS