LOT 6C FOREST PLANTATION COMMERC
TD 1026-31,

THREE RIVERS LEGAL SERVICES
1000 NE 16TH AVE, BLDG 1
GAINESVILLE, FL 32601

2027

34-3S-16-02461-606

BUILDING CHARACTERISTICS

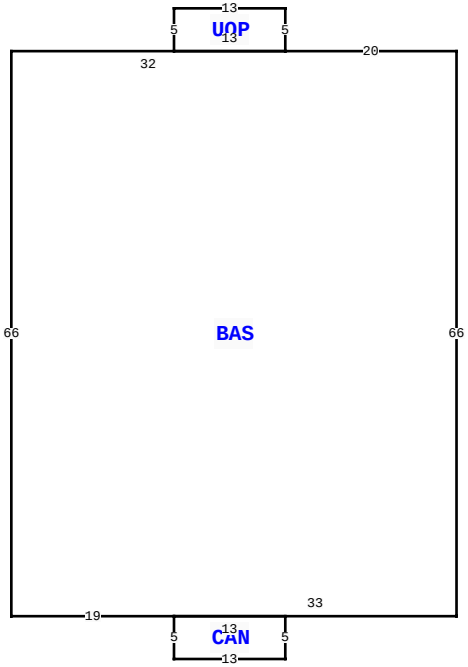
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		14 100
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	3,432	100		3,432	204,038
CAN	65	30		20	1,189
UOP	65	20		13	773
TOTALS	3,562			3,465	206,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,465	104.3390	77.21	267,533	2005	2005	0	0	0	23.00	77.00

1 OFFICE LOW 0% - 0 Heated Area: 3432 HX Base Yr



334 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	97	5	485.00	UT	2.00	2.00	100	2005	2005	3	100	970	
2	0260	PAVEMENT-A	0	0	0	0	5,396.00	UT	1.10	1.10	100	2005	2005	3	100	5,936	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		206,000
TOTAL MARKET OB/XF VALUE		6,906
TOTAL LAND VALUE - MARKET		32,320
TOTAL MARKET VALUE		245,226
SOH/AGL Deduction		0
ASSESSED VALUE		245,226
TOTAL EXEMPTION VALUE	39	245,226
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		245,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26-0323	REROOF	20,000	05/29/2026
240	DEMOLISH	0	03/19/2012
3057	COMMERCIAL	1,504	10/11/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1026/0031	9/15/2004	TR	Q	V	01	60,000

GRANTOR: JOHN RUSSELL NORTH

GRANTEE: THREE RIVERS LEGAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N5 W13 S5 E13$ W32 S66 E19 CAN= S5 E13 N5 W13$ E33 N66$.

LAND DESCRIPTION

TOTAL OB/XF 6,906

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