COMM NW COR OF NW1/4 OF SE1/4,
RUN E ALONG S R/W BAYA AVE 330
FT FOR POB, CONT E 200 FT, S

MENA JOSE B
2400 E DUVAL ST
LAKE CITY, FL 32055

2027

34-3S-17-06931-000

BUILDING CHARACTERISTICS

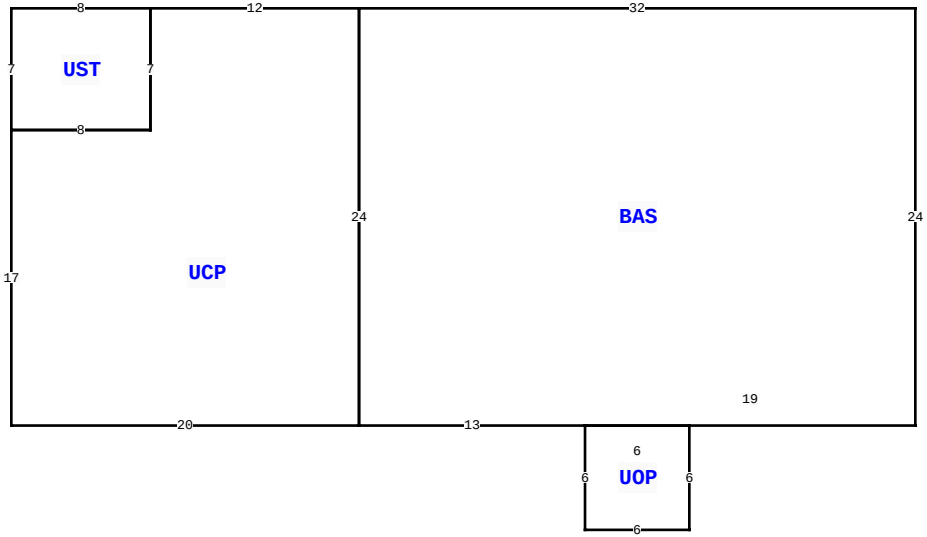
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	45,228
UCP	424	20		85	5,006
UOP	36	20		7	412
UST	56	45		25	1,472
TOTALS	1,284			885	52,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	885	82.3680	90.60	80,181	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr



2400 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
1	0150	CLFENCE 8	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	52,118
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	118,657
TOTAL MARKET VALUE	174,275
SOH/AGL Deduction	0
ASSESSED VALUE	174,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	174,275
TOTAL JUST VALUE	174,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053863	Electrical Servic		08/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0989	4/22/2019	WD	U	I	11	100
GRANTOR: JOSE B MENNA & GLADYS						
GRANTEE: JOSE B MENA						
0600/0266	8/01/1986	WD	Q	I	01	53,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UCP= W12 UST= W8 S7 E8 N7$ S7 W8 S17 E20 N24$ S24
E13 UOP= S6 E6 N6 W6$ E19N24$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	2700	C	AUTO SALES	0		00	0.00	0.00	98,881.00	SF		1.00	1.00	0.60	2.00	1.20	118,657							

REVIEW DATE 03/17/2020 BY ME Total Acres: 2.27 Total Land Value: 118,657 Market: 0 Agricultural: 0 Common: 118,657 PRINTED 11/17/2026 BY SYS