

COMM NW COR OF NW1/4 OF SE1/4,  
 RUN E ALONG S R/W U S HWY 90  
 927.50 FT, S 105 FT FOR POB,

TODD E W/TODD GINGER  
 P O BOX 615  
 LAKE CITY, FL 32056

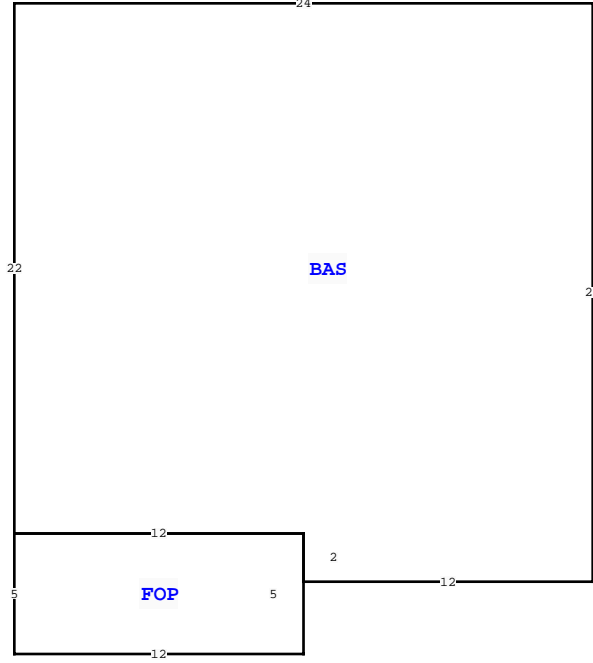
2026

34-3S-17-06935-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	CORK/VTILE	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	1700 OFFICE BLD 1STY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	552	100	
FOP	60	30	
TOTALS	612		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SINGLE FAM	0%	0										
Heated Area: 552 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			31,234
TOTAL MARKET OB/XF VALUE			2,100
TOTAL LAND VALUE - MARKET			13,068
TOTAL MARKET VALUE			46,402
SOH/AGL Deduction			0
ASSESSED VALUE			46,402
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			46,402
TOTAL JUST VALUE			46,402
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1098/1661	8/05/2006	QC	Q	I	01	100
GRANTOR: DISH TODAY & SATELLIT						
GRANTEE: E W & GINGER TODD						
1089/0575	6/08/2005	AG	Q	I	01	85,000
GRANTOR: ELISHA & GINGER TODD						
GRANTEE: DISH TODAY & SATELL						

EXTRA FEATURES		2452 E DUVAL ST, LAKE CITY															
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
1	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W24 S22 FOP= S5 E12 N5 W12SE12 S2 E12 N24S.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	8,712.00	SF		1.00	1.00	1.00	1.50	1.50	13,068							