LOTS 1, 2, 3, 18, 19 & 20 BLOCK
ESTATES S/D.

GREEN J D
P O BOX 370
LAKE CITY, FL 32056

**2027**

**34-3S-17-07086-000**

## BUILDING CHARACTERISTICS

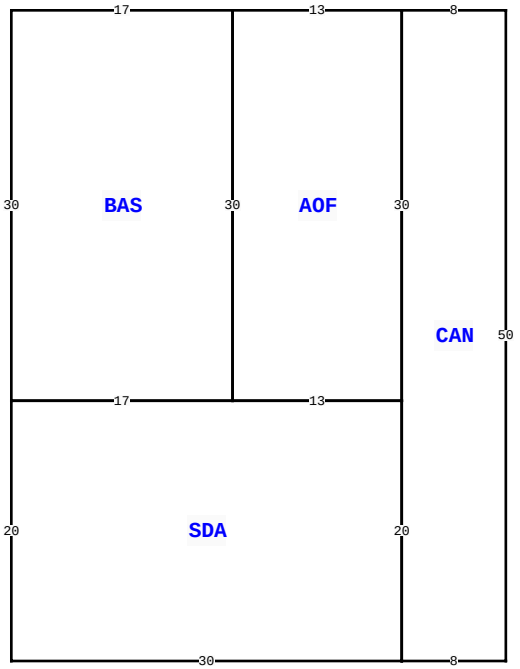
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 4 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 2700 | VEH SALE/REPAIR |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 34317.070 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 390 | 150 | | 585 | 11,738 |
| BAS | 510 | 100 | | 510 | 10,233 |
| CAN | 400 | 30 | | 120 | 2,408 |
| SDA | 600 | 185 | | 1,110 | 22,272 |
| TOTALS | 1,900 | | | 2,325 | 46,651 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6700 | 06 | 2,325 | 81.9000 | 40.13 | 93,302 | 1946 | 1960 | 0 | 0 | 0 | 50.00 | 50.00 |

1 SERV SHOP 0% - 0 Heated Area: 1500 HX Base Yr




1848 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 4,564.00 | UT | 1.70 | 1.70 | 50 | 0 | 0 | 3 | 50 | 3,879 | |
| 2 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 150 | |
| 4 | 0297 | SHED CONCR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 89,643 |
| TOTAL MARKET OB/XF VALUE | 5,129 |
| TOTAL LAND VALUE - MARKET | 106,250 |
| TOTAL MARKET VALUE | 201,022 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 201,022 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 201,022 |
| TOTAL JUST VALUE | 201,022 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 201,022 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000054831 | Electrical Servic | | 01/15/2026 |
| 000054824 | Right-of-Way Acce | | 01/14/2026 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1045/0805 | 5/02/2005 | WD | Q | I | | 205,000 |
| GRANTOR: KENNETH CARR | | | | | | |
| GRANTEE: J D GREEN | | | | | | |
| 0744/1106 | 4/09/1991 | WD | Q | I | | 80,000 |
| GRANTOR: COTTON JOHNSON | | | | | | |
| GRANTEE: KENNETH CARR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 S30 E17 N30$ AOF= S30 SDA= W17 S20 E30 N20 W13$ E13
CAN= S20 E8 N50 W8 S30$ N30 W13$.

## LAND DESCRIPTION

TOTAL OB/XF 5,129

| 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 | | CI | 250.00 | 170.00 | 42,500.00 | SF | | 1.00 | 1.00 | 1.00 | 2.50 | 2.50 | 106,250 | | | | | | | |

REVIEW DATE 01/20/2026 BY mark Total Acres: 0.98 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 11/17/2026 BY SYS

LOTS 1, 2, 3, 18, 19 & 20 BLOCK
ESTATES S/D.

GREEN J D
P O BOX 370
LAKE CITY, FL 32056

**2027**

**34-3S-17-07086-000**

## BUILDING CHARACTERISTICS

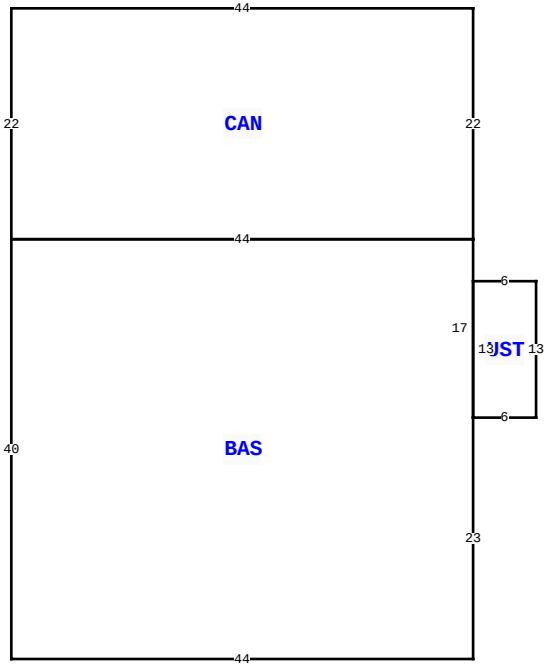
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 14 100 |
| RMS | | 1 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 2700 | VEH SALE/REPAIR |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 34317.070 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,760 | 100 | | 1,760 | 36,221 |
| CAN | 968 | 30 | | 290 | 5,968 |
| UST | 78 | 50 | | 39 | 803 |
| TOTALS | 2,806 | | | 2,089 | 42,992 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6700 | 06 | 2,089 | 84.0000 | 41.16 | 85,983 | 1959 | 1959 | 0 | 0 | 0 | 50.00 | 50.00 |

2 SERV SHOP 0% - 0 Heated Area: 1760 HX Base Yr




1848 E DUVAL ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
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## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

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| TOTAL MARKET VALUE | 201,022 |
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| ASSESSED VALUE | 201,022 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 201,022 |
| TOTAL JUST VALUE | 201,022 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 201,022 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| 0744/1106 | 4/09/1991 | WD | Q | I | | 80,000 |
| GRANTOR: COTTON JOHNSON | | | | | | |
| GRANTEE: KENNETH CARR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W44 S40 E44 N23 UST= E6N13 W6 S13$ N17$ CAN= N22 W44 S22 E44$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 01/20/2026 BY mark Total Acres: 0.98 Total Land Value: 106,250 Market: 0 Agricultural: 0 Common: 106,250 PRINTED 11/17/2026 BY SYS