BEG SE COR OF SEC, RUN W 40 FT
TO W R/W OF CO RD, N 768.28
FT FOR POB, RUN W 189.43 FT,

PERSONS JOSEPH N
801 SW SEMINOLE TERRACE
LAKE CITY, FL 32024

2026

36-3S-16-02626-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

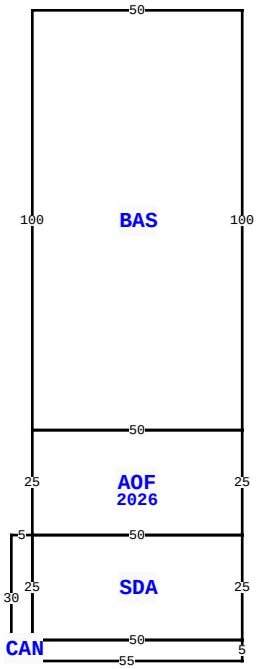
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 90
Exterior Wall	21	STONE 10
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,250	110	2026	1,375	25,394
BAS	5,000	100		5,000	92,340
CAN	400	30		120	2,216
SDA	1,250	110		1,375	25,394
TOTALS	7,900			7,870	145,343

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	7,870	76.9400	30.78	242,239	1981	1981	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 7500 HX Base Yr



1770 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	145,343
TOTAL MARKET OB/XF VALUE	22,840
TOTAL LAND VALUE - MARKET	249,374
TOTAL MARKET VALUE	417,557
SOH/AGL Deduction	0
ASSESSED VALUE	417,557
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	417,557
TOTAL JUST VALUE	417,557
NCON VALUE	18,590
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W50 S100 E50 N100 $
SDA=[ORIG=0,125] W50 S25 E50 N25 $
AOF=[YR=2026;ORIG=-50,125] N25 E50 S25 W50 $
CAN=[ORIG=-50,125] W5 S30 E55 N5 W50 N25 $
.

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	1.00	UT	5,000.00	5,000.00	75	1993	1993	3	75	3,750	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
3	0260	PAVEMENT-A	0	0	0	0	8,695.00	UT	2.00	2.00	100	2026	2025		100	17,390	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 22,840

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	1100	C	STORE 1FLR	0		CI	122.00	0.00	21,116.56	SF		1.00	1.00	1.00	10.00	10.00	211,166							
2	1100	C	STORE 1FLR	0		CI	0.00	0.00	38,207.78	SF		1.00	1.00	1.00	1.00	1.00	38,208							

REVIEW DATE 03/25/2026 BY TP Total Acres: 1.36 Total Land Value: 249,374 Market: 0 Agricultural: 0 Common: 249,374 PRINTED 05/08/2026 BY SYS