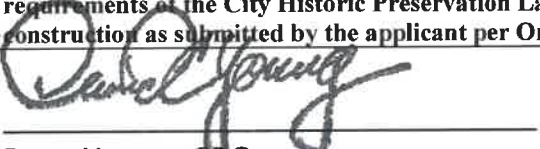




## CERTIFICATE OF APPROPRIATENESS

### MINOR OR MAINTENANCE ONLY

<b>Date</b> 8/15/24	<b>COA</b> 24-19
<b>Address:</b> 120 NW Hillsboro St, Lake City, FL	
<b>Parcel Number:</b> 12633-000	
<b>Owner:</b> Joe Hines	
<b>Address of Owner:</b> 1511 Burrell Ct, San Jose, CA 95126	
<b>Description of Structure:</b> Two story commercial building.	
The described structure or portion of the structure has been reviewed for compliance with the requirements of the City Historic Preservation Land Development Regulations for the exterior construction as submitted by the applicant per Ordinance Number 2020-2176	
 _____ Dave Young, CEO Director of Growth Management	
<b>Code Edition:</b> 2020 (7 <sup>th</sup> ) Edition of the Florida Building Codes, 2020 (7 <sup>th</sup> ) Edition of the Florida Fire Prevention Code and the 2017 U.S. Secretary of the Interior's Standards for Rehabilitation	
<b>Description of Approved Construction:</b>	
Replace existing roof with a new TPO roof. Roof is not seen by the public as it sits behind a wall.	
<b>Special Conditions:</b>	

The City of Lake City's Growth Management Department and the City Historic Preservation Committee

205 N Marion Avenue

Lake City, Florida 32055

(386) 719-5750



DEPARTMENT OF GROWTH MANAGEMENT  
 205 North Marion Avenue  
 Lake City, Florida 32055  
 Telephone: (386) 752-2031  
[growthmanagement@lcfra.com](mailto:growthmanagement@lcfra.com)

COA 24-19

HISTORIC PRESERVATION AGENCY (HPA)  
 Certificate of Appropriateness (COA) Application

USE THIS FORM TO

Apply for approval for projects located within historic districts. Projects may require either a Agency-level review or a Staff-level review.

Once application is submitted it will be reviewed for completeness. Once verified complete the applicant will be notified.

Type of Review	Reviewed By	Date
Certificate of Appropriateness (COA): Staff Review		
Certificate of Appropriateness (COA): HPA Review - Single Family Structure or its Accessory Structure		
Certificate of Appropriateness (COA): HPA Review - All Other Structures		
After-the-Fact Certificate of Appropriateness (COA) if work begun prior to issuance of a COA		

BASIS FOR REVIEW

All applications, whether Staff or HPA review, are reviewed for consistency with the City of Lake City Comprehensive Plan, Land Development Code, and applicable guidelines such as the Guidelines for the Historic Districts are based on the U.S. Secretary of the Interior's Standards for Rehabilitation.

**PROJECT TYPE**

New Construction  
  Addition  
  Demolition  
  Fence  
  Paint  
 Repair  
  Relocation  
  Re-Roof/Roof-Over  
  SignShed  
  Garage  
 Classification of Work (see LDR 10.11.3)  
 Routine Maintenance  
  Minor Work  
  Major Work

**APPROVAL TYPE:**  Staff Approval  
 See [Certificate of Appropriateness Matrix](#)  
 Board Approval:  Conceptual or  Final

**PROPERTY INFORMATION:** Property information can be found at the Columbia County Property Appraiser's Website

Historic District:  Lake Isabella Historical Residential District  
 Downtown Historical District  
 **Historic Commercial District.**

Site Address: 120 NW Hillsboro St., Lake City, FL 32055.  
 Parcel ID #(s) 00-00-00-12633-000 (41173).

OWNER OF RECORD	As recorded with the Columbia County Property Appraiser	APPLICANT OR AGENT	If other than owner. If an agent will be representing the owner, an Owner's Authorization for Agent Representation form must be included
Joe Hines		Donald Burnsed	

Owner(s) Name	Applicant Name
Joe Hines	Donald Burnsed
Company (if applicable)	Company (if applicable)
Hillsboro Center LLC.	True Force Roofing
Street Address	Street Address
1511 Burrell Ct.	2420 NW 66 Ct. Suite B.
City State Zip	City State Zip
San Jose, CA, 95126	Grainesville, FL 32653
Telephone Number	Telephone Number
408.221.0174	352.900.5149
E-Mail Address	E-Mail Address
Joe.hines@icloud.com	permits@trueforcerroofing.ca

Historic Preservation Agency Meetings are held the 1<sup>st</sup> Tuesday of the month at 5:30PM in the City Council Chambers (205 N Marion Ave.)

Application Deadline (12:30PM)	Dec 01 2022	Jan 03 2023	Feb 01 2023	Mar 01 2023	Apr 01 2023	May 01 2023	Jun 01 2023	Jul 01 2023	Aug 01 2023	Sep 01 2023	Oct 01 2023	Nov 01 2023
Meeting Date	Jan 04 2023	Feb 07 2023	Mar 07 2023	Apr 04 2023	May 02 2023	Jun 06 2023	Jul 05 2023	Aug 01 2023	Sep 06 2023	Oct 03 2023	Nov 07 2023	Dec 05 2023

**IMPORTANT NOTES**

**PRE-APPLICATION MEETING**

To guide you through the process and to ensure that your application is properly processed, you'll need to meet with the Planner prior to submitting your application. This should be done prior to your anticipated submittal date to allow time for review.

Staff approval applications are accepted on a rolling basis and are generally completed within 10 business days. Please note that projects can only begin after receiving a Certificate of Appropriateness (COA) and a building permit (if required).

**CONCEPTUAL APPROVALS**

Conceptual approvals are provided by the HPA as a courtesy to the applicant in an effort to allow comment from the Historic Preservation Agency during the conceptual design process. The HPA will provide the applicant with feedback and guidance relating to the proposal. In all cases, the applicant must return to the HPA to seek final approval of their projects.

**APPLICATION REQUIREMENTS**

- A complete/ signed application. (If all requirements are not submitted it could delay your approval);
- Proof of Ownership (copy of deed or tax statement);
- A current survey of the property, for new construction and any change to existing footprint. (no older than two years);
- 1 digital set of elevations & plans (to scale);
- Photographs;
- Any additional backup materials, as necessary;
- If applying as an agent, *Owner's Authorization for Agent Representation* form must be signed/ notarized and submitted as part of the application;
- For window replacement, a *Window Survey* must be completed.

**PROJECT DESCRIPTION**

**DESCRIBE THE PROPOSED PROJECT AND MATERIALS.**  
Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s).

*Will install Flute Fill material to have flat surface to be able to properly attach G.A.F. 60 Mill T.P.O Membrane! All Penetrations & edges will have have been upgraded to Builders Coop. & Installed for finish product to pass final inspection.*

List proposed materials:

Project Scope	Manufacturer	Product Description	Color (Name/Number)
Exterior Fabric			
Doors			
Windows			
Roofing	<i>G.A.F.</i>	<i>Thermo plastic Insul Roofing Systems</i>	<i>White 600. TPO Membrane G.A.F.</i>
Fascia/Trim			
Foundation			
Shutters			
Porch/Deck			
Fencing			
Driveways/Sidewalks			
Signage			
Other			

**PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.**

**DID YOU REMEMBER**

Review the Historic District Application Checklist (Article 10 LDR) to ensure you are including all required materials. If all requirements are not submitted, it will delay your approval.

Review the applicable Guidelines (Article 10 LDR)

A pre-application meeting is required before a final application for HPA Review. (Please call 386-752-2031 to schedule an appointment)

Please see the City of Lake City Land Development Regulations for detailed information.

Historic Preservation Districts maps are located on the city web site ([www.lcfla.org](http://www.lcfla.org))

Historic Preservation Agency can be found in the LDR Article 10.

Variances can be found in the LDR Article 11

The Land Development Regulations can be located on the city web site ([www.lcfla.org](http://www.lcfla.org))

**APPEALS**

Agency Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the HPA, as outlined in Article 11, Section 11.1.4

Administrative Decisions – Persons with standing, as listed in LDR Article 10, Section 10.11.6, may appeal a decision of the Administrator, as outlined in Article 10, Section 10.11.5.

**DEMOLITIONS (if applicable)**

Please identify any unique qualities of historic and/or architectural significance, the prevalence of these features within the region, city, or neighborhood, and feasibility of reproducing such a building, structure, or object.

N/A

Discuss measures taken to save the building/structure/object from collapse. Also, address whether it is capable of earning a reasonable economic return on its value.

**RELOCATIONS (if applicable)**

For relocations, address the context of the proposed future site and proposed measures to protect the physical integrity of the building.

N/A

Additional criteria for relocations and demolitions: Please describe the future planned use of the subject property once vacated and its effect on the historical context.

**MODIFICATION OF EXISTING ZONING REQUIREMENTS (If Applicable)**

Any change shall be based on competent demonstration by the petitioner of Article 4 of the Land Development Code.

Modification of dimensional requirements. To facilitate new construction, redevelopment, rehabilitation, or relocation of buildings or structures in historic districts or individually listed on the local register, the Administrator or the appropriate board within the development review process may determine dimensional requirements such as front, side, and rear setbacks, building height, separation between buildings, floor area ratios, and maximum lot coverage for buildings and structures based on historic development patterns. Any change shall be based on competent demonstration by the petitioner of the following:

- a. *The proposed development will not affect the public safety, health, or welfare of abutting property owners or the district;*
- b. *The proposed change is consistent with historic development, design patterns or themes in the historic district. Such patterns may include reduced front, rear, and side yard setbacks, maximum lot coverage and large floor area ratios;*
- c. *The proposal reflects a particular theme or design pattern that will advance the development pattern of the historic district; and*
- d. *The proposed complies with utility, stormwater, access requirements, and other requirements related to site design in the Land Development Code.*

Where the proposed modification would encroach into a side or rear yard setback that adjoins an existing lot, notice shall be provided to the adjacent property owner. Staff or the appropriate reviewing board will document the basis for its decision. If staff makes the decision, it will provide a written determination on the complete modification request within 21 calendar days of receiving the request. If the adjacent property owner objects to the encroachment in writing within 16 calendar days of the date from which the notice was mailed, the request shall be referred to the Board of Adjustment, which shall review the request using the same standards in this section used by staff. If the decision is to be made by a board, the board shall hear the objection of the adjacent property owner as part of its public hearing. The remainder of the requirements, regulations and procedures set forth in this chapter shall remain applicable.

Modification of building code requirements. Structures and buildings listed individually on the local register or deemed contributing to the character of a district listed on the local register shall be deemed historic and entitled to modified enforcement of the standard codes where appropriate.

Please describe the requested zoning modification, addressing a through d above:

The requested modification will change the following zoning or building requirement in this manner:

(select only those that apply)	Required	Existing	Proposed
Front, Side, or Rear building Setback Lines			
Building Height			
Building Separation			
Floor Area Ratio (FAR)			
Maximum Lot Coverage			

# CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Growth Management to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Agency review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic Preservation Agency meeting.
5. I/We understand that the Historic Preservation Agency meetings are conducted in a quasi-judicial hearing and as such, ex parte communications are prohibited (Communication about your project with a Historic Preservation Agency member).
6. I/We understand that the approval of this application by the Historic Preservation Agency or staff in no way constitutes approval of a Building Permit for construction from the City of Lake City Growth Management.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HPA before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project.
8. I/We understand that any decision of the HPA may be appealed to the City Council. A person with standing, as described in LDR Article 10, Section 10.11.6, may file a petition to appeal and shall be presented within thirty (30) days after the decision of the HPA; otherwise the decision of the HPA will be final.
9. I/We understand that Certificates of Appropriateness are only valid for one (1) year from issuance.

*Donald Burnsed*  
 Applicant (Signature)

8-8-2024  
 Date

Donald Burnsed  
 Applicant (Print)

Please submit this application And all required supporting Materials via email to:  <a href="mailto:growthmanagement@lcfia.com">growthmanagement@lcfia.com</a>  Once the application is received and deemed complete, the applicant will be notified as to whether this will be a staff review or HPA review.	TO BE COMPLETED BY CITY ADMINISTRATOR		Date Received	Received By:
	COA <u>24-19</u>		<u>8/13/24</u>	<u>Robert Angelo</u>
	Zoning: <u>C-CBD</u>		<input checked="" type="checkbox"/>	Staff Approval
	Contributing	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>	Single Family Structure or its Accessory Structure
	Pre-Conference	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>	Multi-Family requiring HPA approval
	Application Complete	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/>	After-The-Fact Certificate of Appropriateness
Request for Modification of Setbacks	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			



DEPARTMENT OF GROWTH MANAGEMENT

205 North Marion Avenue
Lake City, Florida 32055
Telephone: (386) 752-2031
growthmanagement@lcfia.com

OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

USE THIS FORM TO: Grant an agent authorization to represent you in applying for applications to the City of Lake City Department of Growth Management.

I /WE Joe Hines (print name of property owner(s))

hereby authorize: Donald Burnsed (print name of agent)

to represent me/us in processing an application for: COA / Permit (Roofing) (print type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature of owner]

Joe Hines (Print name of owner)

(Signature of owner)

(Print name of owner)

STATE OF FLORIDA

COUNTY OF



Sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization,

this 14 day of August, 20 24, by

Joe Hines

[Signature of Notary Public]

Notary Public

Derek King Printed Name

3-2-26 My Commission Expires

[ ] Personally Known OR

[X] Produced Identification

ID Produced: DL # D9138669

**EverGuard<sup>®</sup>**  
**GAF** **Self-Adhered TPO**  
 Roof Membrane



**Factory-applied adhesive can help you save time and labor on TPO membrane installation**

The GAF EverGuard<sup>®</sup> SA TPO Self-Adhered Roof Membrane is ready to install direct from the factory.

- Uses hot-melt, pressure-sensitive (HMP SA) to retain bonding power at temperatures down to 20 °F
- No waiting for flash-off and no adhesive containers to dispose of
- Suitable for jobs on occupied buildings where odor associated with traditional solvent-based adhesives are a concern
- More flexible than GAF standard TPO

**Get the benefits of TPO, plus easy installation**

- **Excellent seam strength** — heat-welded seams provide excellent long-term performance
- **Long-term weathering protection** — excellent protection against the damage caused by heat, weather elements, and UV rays
- **Fast to install** — up to 60% faster membrane installation than traditional GAF TPO bucket adhesives, based on head-to-head testing under controlled laboratory conditions

- **Minimal disruption to building occupants** — avoid odor associated with solvent-based adhesives. Minimal disruption to building occupants makes it a good option for use on buildings like schools and hospitals.
- **Easy clean-up** — no buckets, rollers, or canisters to dispose of — just the release liner
- **Cold-weather application** — can be installed at temperatures as low as 20 °F
- **FM approved<sup>1</sup> and UL listed<sup>2</sup>**
- **Versatile** — can be applied directly to a variety of substrates including ISO, HD ISO, and gypsum boards, with no primer or anchor sheet required<sup>3</sup>
- **Warranty or guarantee coverage available for up to 25 years for qualified systems<sup>4</sup>**
- **Reflective white membrane** — can help reduce building cooling costs<sup>5</sup>

**Available sizes and colors:**

- White only
- Thickness: 60 mil and 80 mil
- Roll sizes: 5' x 100' and 10' x 100'

<sup>1</sup> FM Approved — refer to RoofNav.com for actual assemblies.  
<sup>2</sup> Classified by UL in accordance with ANSI/UL 790. Refer to UL Product iQ for specific assemblies.  
<sup>3</sup> Refer to application instructions for approved substrates and additional information.  
<sup>4</sup> Additional requirements apply. Contact GAF for more information. See applicable guarantee or warranty documents, available at gaf.com, for complete coverage and restrictions.  
<sup>5</sup> Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

**Easy to install**

- **Kick out the roll**



- **Remove the release liner**



- **Broom in the sheet**



- **Use a weighted roller**



- **Heat weld the seams**



For additional information, including videos, visit [gaf.com/SATPO](http://gaf.com/SATPO)

We protect what matters most™





**PHYSICAL PROPERTIES (ASTM D 6878)**

Type	ASTM Test Method	ASTM Minimum Values	EverGuard® Test Values (approx.) <sup>1</sup>	
			60 mil	80 mil
Nominal Thickness	ASTM D 751	0.039"	0.060" (1.52 mm)	.080" (2.03 mm)
Coating over Scrim	ASTM D 7635	0.015"	0.026" (0.66 mm)	.035" (0.89 mm)
Breaking Strength	ASTM D 751 Grab Method MD	220 lbf	338 lbf MD / 305 lbf CD	400 lbf MD / 380 lbf CD
Factory Seam Strength	ASTM D 751	66 lbf	134 lbf	134 lbf
Weather Resistance	ASTM G 155	10,080 kJ/m <sup>2</sup> at 340 nm, No cracks at 7X	>20,160 kJ/m <sup>2</sup> at 340 nm, No cracks, Pass	>20,160 kJ/m <sup>2</sup> at 340 nm, No cracks, Pass
Elongation at Break	ASTM D 751	15%	30%	30%
Heat Aging	ASTM D573	≤1.5% Weight change after 8 weeks @ 275 °F, No cracks at 7X	Pass	Pass
Tear Strength	ASTM D 751 (8" x 8" Sample)	55 lbf	Pass	Pass
Cold Brittleness	ASTM D 2137	-40 °F	Pass	Pass
Dimensional Change	ASTM D 1204	±1%	Pass	Pass
Water Absorption	ASTM D 471	±3%	Pass	Pass
Ozone Exposure	ASTM D 1149	No cracks	Pass	Pass
<b>Guarantee</b>			Up to 20 years	Up to 25 years

**ADDITIONAL PHYSICAL PROPERTIES**

Type	ASTM Test Method	ASTM Minimum	Data Source
Air Permeance	ASTM E 2178	—	<0.02 L/(s·m <sup>2</sup> )

<sup>1</sup> Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide.

**SUSTAINABILITY RATINGS/CERTIFICATIONS**

Cool Roof Rating Council (CRRC)					
Type	ASTM Test Method	Color	Product ID#	Initial	Aged <sup>2</sup>
Solar Reflectance	ASTM C-1549	White	0676-0159	0.81	0.65
Thermal Emittance	ASTM C-1371	White	0676-0159	0.90	0.91
Solar Reflectance Index (SRI)	ASTM E-1980	White	0676-0159	101	79

<sup>2</sup> CRRC Rapid Ratings: Interim laboratory-aged values that simulate naturally aged values and will be replaced by the measured three-year naturally aged values upon completion of the weathering process.

LEED Information	
Manufacturing Location	Mount Vernon, IN

**APPLICABLE STANDARDS/ APPROVALS**

 Classified by UL in accordance with ANSI/UL 790. Refer to UL Product iQ for actual assemblies.	 FM Approved (Refer to roofnav.com for actual assemblies).	 Miami-Dade County Product Control Approved	State of Florida Approved	Meets or exceeds the requirements of the Texas Department of Insurance.
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Can be used to comply with the 2022 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations.

**PRODUCT DATA**

Roll Size	Colors	Full Roll Size	Full Roll Weight (Average)	Full Roll Size	Full Roll Weight (Average)
60 mil	White	10' x 100'	372 lb.	5' x 100'	186 lb.
80 mil	White	10' x 100'	456 lb.	5' x 100'	228 lb.
<b>Shelf Life</b>	18 months from the date of manufacture when stored properly.				
<b>Storage</b>	Store in a clean, dry environment between 60 °F and 100 °F and out of direct sunlight. When stored onsite, the membrane must be kept dry and at least 20 °F prior to installation.				
<b>Safety Warning</b>	Caution must be taken when moving the membrane rolls. Use care when handling the adhesive side as it is aggressive and will stick to skin. Refer to SDS for additional safety information.				

Note: Membrane rolls shipped horizontally on pallets



Visit [gaf.com](http://gaf.com)

We protect what matters most™

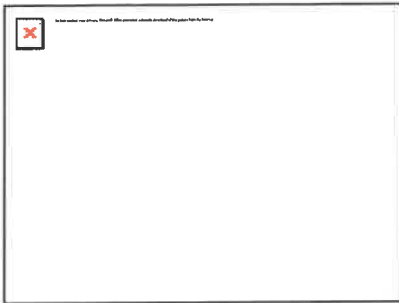


## Angelo, Robert

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**From:** Permits True Force Roofing <permits@trueforceroofing.com>  
**Sent:** Wednesday, August 14, 2024 10:13 AM  
**To:** Growth Management  
**Subject:** Application for TPO Roof Over on Commercial Building  
**Attachments:** TPO Info sheet.pdf; Hines TPO PERMIT APP.pdf

Good morning! We were informed that a commercial project we are under contract for is within the historic commercial district. Please see attached documents and let us know if there is anything we are missing. The property owner is very eager for us to get work started. Thank you and have a great day!



Kelsey Havelock | Project Coordinator  
2420 NW 66th CT Building B,  
Gainesville, FL 32653  
Direct: 352.824.3591  
Office: 352.900.5149  
[trueforceroofing.com](http://trueforceroofing.com)  
#CCC1333814





7/30/2024, 12:00 PM





















7/30/24 11:58 AM





**Columbia County Property Appraiser**  
 Jeff Hampton | Lake City, Florida | 386-758-1083

**PARCEL: 00-00-00-12633-000 (41173) | MXD RES/OFF/STO (1200) | 0.125 AC**  
 C DIV: BEG NW COR, RUN E 202.31 FT, S 27.08 FT, W 202.02 FT, N 26.88 FT TO POB, (BLOCK 4) ORB 556-157, 641-538 THRU 543, 776-1941, 791-1017, 845-1323

<b>Owner:</b> 1511 BURRELL CT SAN JOSE, CA 95126	<b>Mkt Lnd</b>	<b>2024 Working Values</b>
<b>Site:</b> 120 NW HILLSBORO ST, LAKE CITY	Ag Lnd	\$47,722 Appraised
<b>Sales</b> 9/13/2019 I(Q) \$155,000	Bldg	\$0 Assessed
<b>Info</b> 5/18/2007 I(U) \$34,500	XFOB	\$471,596 Exempt
6/15/2001 I(Q) \$79,500	Just	\$2,717 Total
		\$522,035 Taxable
		\$522,035
		\$522,035
		\$0
		Total county:\$211,226 city:\$211,226
		other:\$0 school:\$522,035

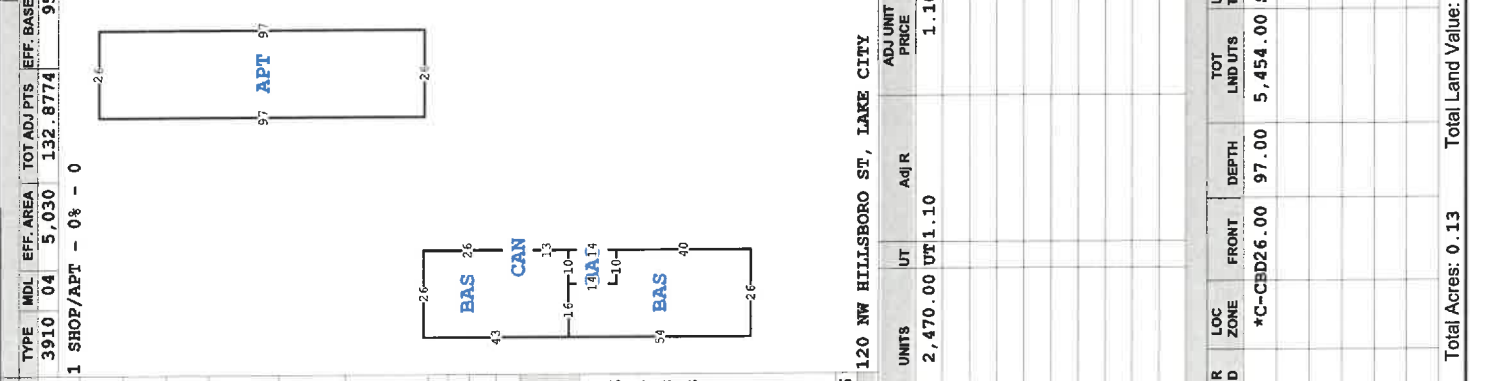


The information presented on this website was derived from data which was compiled by the Columbia County Property Appraiser solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. The GIS Map image is not a survey and shall not be used in a Title Search or any official capacity. No warranties, expressed or implied, are provided for the accuracy of the data herein, its use, or its interpretation. This website was last updated: 8/15/2024 and may not reflect the data currently on file at our office.

[GrizzlyLogic.com](http://GrizzlyLogic.com)

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY									
STANDARD	VALUATION BY	Tax Group: 1	VALUATION BY	VALUATION BY	VALUATION BY	VALUATION BY	VALUATION BY	VALUATION BY	VALUATION BY
471,596	471,596	471,596	471,596	471,596	471,596	471,596	471,596	471,596	471,596
2,717	2,717	2,717	2,717	2,717	2,717	2,717	2,717	2,717	2,717
47,722	47,722	47,722	47,722	47,722	47,722	47,722	47,722	47,722	47,722
522,035	522,035	522,035	522,035	522,035	522,035	522,035	522,035	522,035	522,035
310,809	310,809	310,809	310,809	310,809	310,809	310,809	310,809	310,809	310,809
211,226	211,226	211,226	211,226	211,226	211,226	211,226	211,226	211,226	211,226
0	0	0	0	0	0	0	0	0	0
211,226	211,226	211,226	211,226	211,226	211,226	211,226	211,226	211,226	211,226
522,035	522,035	522,035	522,035	522,035	522,035	522,035	522,035	522,035	522,035
0	0	0	0	0	0	0	0	0	0
196,786	196,786	196,786	196,786	196,786	196,786	196,786	196,786	196,786	196,786

MARKET ADJUSTMENTS									
MARKET ADJUSTMENT	REPL. COST NEW	AYB	EYB	EGON	FUNCT	NORM	% COND	HX	Base Yr
1 SHOP/APT - 0% - 0	481,220	1955	2020	0	0	0	98.00		
Heated Area: 5024									



BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB
Exterior Wall	18	CEMENT BRK 100	3910	04	5,030	132.8774	95.67	481,220	1955
Roof Structure	09	RIDGE FRME 100							
Roof Cover	04	BUILT-UP 100							
Interior Wall	05	DRYWALL 100							
Interior Floor	15	HARDTILE 100							
Interior Floor	00	N/A 0							
Ceiling	02	F. NOT SUS 100							
Air Condition	06	ENG CENTRL 100							
Heating Type	09	ENG F AIR 100							
Fixtures	14	100							
Frame	03	MASONRY 100							
Story Height	10	100							
RMS	8	100							
Stories	2	2, 100							
Units	0	100							
Condition Adj	03	03 100							

EXTRA FEATURES									
L	OBX/F	N	CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT
1	0260			PAVEMENT-A	0	0	95	26	

LAND DESCRIPTION									
L	USE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1200	C	STORE COMB	0		*C-CBD26.00	26.00	97.00	5,454.00 SF

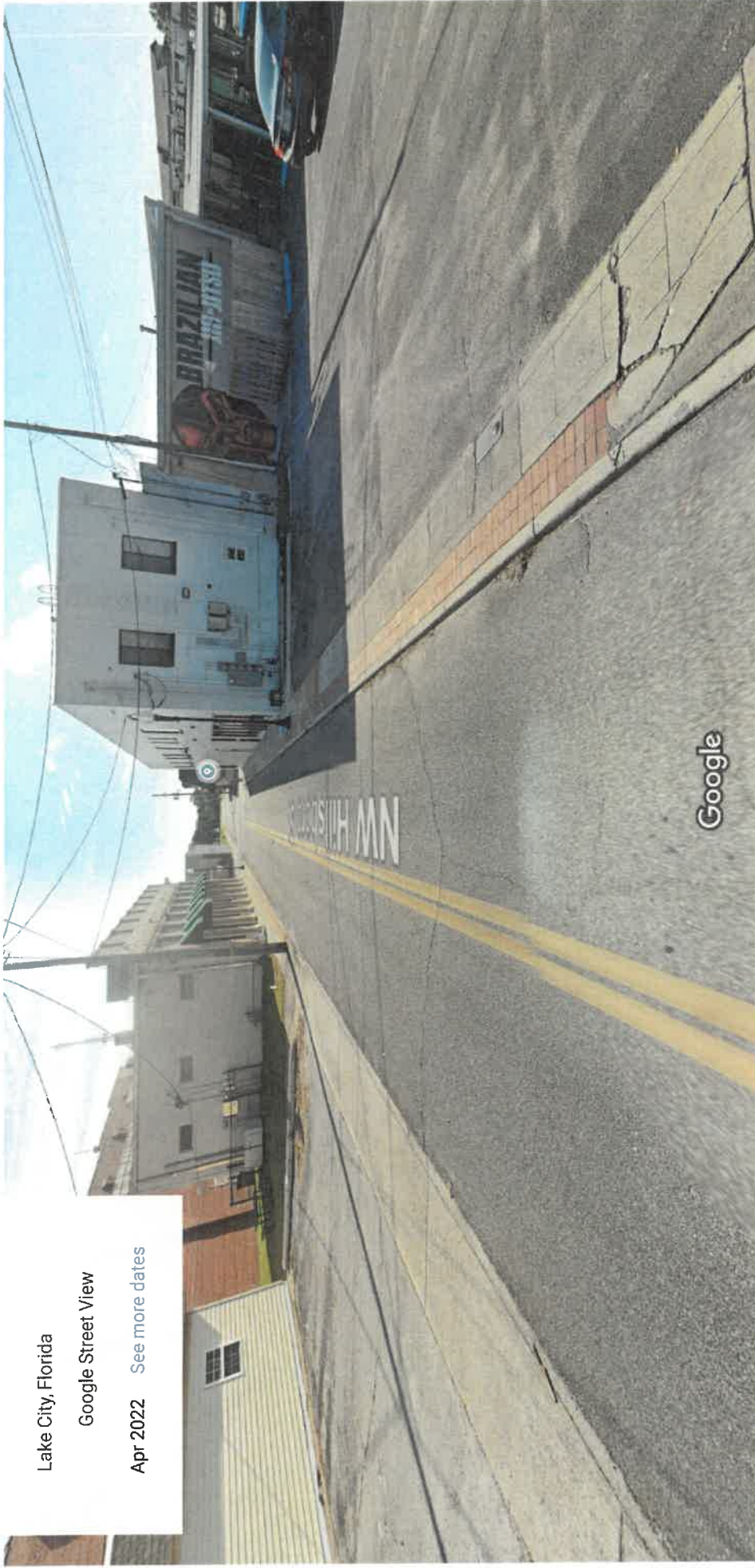
TOTALS									
BLD DATE	INC DATE	ADJ UNIT PRICE	YEAR ON COND	YEAR ACTUAL	Q	% COND	UNIT PRICE	ADJ UNIT PRICE	MLU
		1.10	2002	2002	3	100	7.00	8.75	47,722

BUILDING NOTES									
OFF RECORD Number	DATE	TYPE	Q	V	RSN	ISSUED	SALE PRICE		
1394/1505	9/13/2019	WD	Q	I	01		155,000		

SALES DATA									
PERMIT NUM	DESCRIPTION	AMT	ISSUED						
20-0292	REMODEL	0	06/11/2020						
19-0640	REMODEL	884	11/22/2019						

BUILDING DIMENSIONS									
APT	ORIG	COND	YEAR ON	YEAR ACTUAL	Q	% COND	UNIT PRICE	ADJ UNIT PRICE	MLU
			2002	2002	3	100	7.00	8.75	47,722

REVIEW DATE									
REVIEW DATE	BY	Total Acres: 0.13	Total Land Value: 47,722	Market: 0	Agricultural: 0	Common: 47,722	PRINTED 08/14/2024 BY SYS		

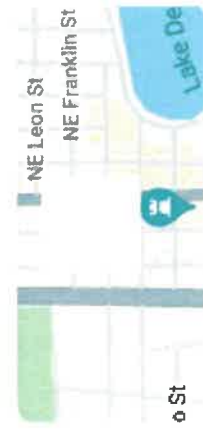


Lake City, Florida

Google Street View

Apr 2022

[See more dates](#)





Google Maps 317 N Marion Ave

Lake City, Florida

Google Street View

Mar 2023 See more dates

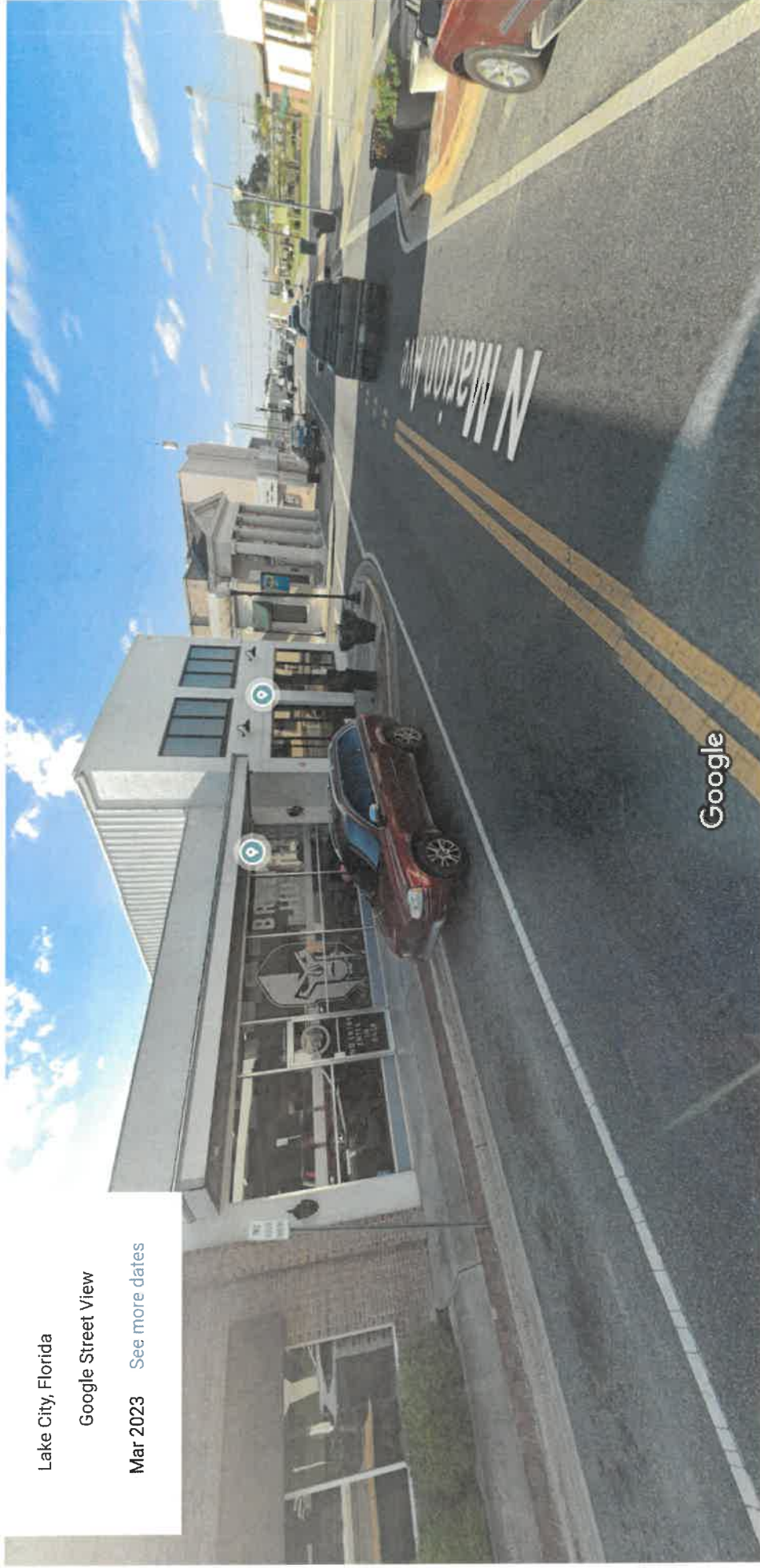


Image capture: Mar 2023 © 2024 Google

