

C DIV: COMM INTERS S R/W HAMILTO
& E R/W US-41, RUN RUN S ALONG U
FT FOR POB, CONT S 70.04 FT, E 6

LAKE DESOTO PROPERTIES LLC
253 NW MAIN BLVD
LAKE CITY, FL 32055

2026

00-00-00-12640-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100

Quality	05 05
DOR CODE	1100
MAP NUM	
NEIGHBORHOOD/LOC	850317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100		1,760	76,182
CAN	400	30		120	5,194

TOTALS	2,160			1,880	81,376
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	2,472.00	UT	3.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1100	C	STORE 1FLR	0		*C-CB	80.00	60.00	4,387.00

REVIEW DATE	04/28/2016	BY	ME
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
3500	04	1,880	118.4558	74.63	140,304	1996	1996	0	0	0	42.00	58.00	
1 STORE RETL 0% - 0 Heated Area: 1760 HX Base Yr													
BAS CAN													

273 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0166	CONC, PAVMT	0	0	0	0	2,472.00	UT	3.00	3.00	100	1996	1996	3	100	7,416	

TOTAL OB/XF										7,416							
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
1	1100	C	STORE 1FLR	0		*C-CB	80.00	60.00	4,387.00	SF		1.00	1.00	1.75	4.50	7.88	34,548

Total Acres:	0.10	Total Land Value:	34,548	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		81,376	
TOTAL MARKET OB/XF VALUE		7,416	
TOTAL LAND VALUE - MARKET		34,548	
TOTAL MARKET VALUE		123,340	
SOH/AGL Deduction		0	
ASSESSED VALUE		123,340	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		123,340	
TOTAL JUST VALUE		123,340	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,146	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
588	COMMERCIAL	612	11/28/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1139/1288	12/13/2007	WD	Q	I		225,000	
GRANTOR: ROBERT B ELLIS							
GRANTEE: LAKE DESOTO PROPERT							
1002/2316	12/19/2003	WD	Q	I		155,000	
GRANTOR: HELMUT SCHAEFER							
GRANTEE: ROBERT B ELLIS							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS= W80 S22 CAN= S5 E80 N5 W80\$ E80 N22\$.																	