S DIV: LOTS 10, 11, 12, 13 & 14
S/D.EX R/W.

RADERCELL LLC
461 SW MAIN BLVD
LAKE CITY, FL 32025

2026

00-00-00-13846-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

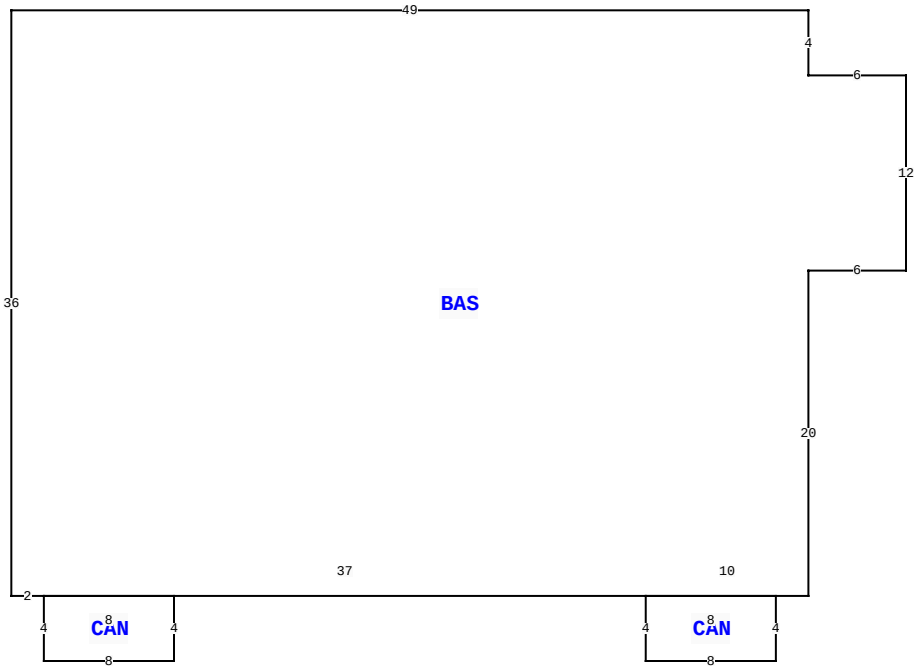
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		7 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	83,893
CAN	32	30		10	457
CAN	32	30		10	457
TOTALS	1,900			1,856	84,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	1,856	91.8120	57.84	107,351	1935	2006	0	0	0	21.00	79.00

1 STORE RETL 0% - 0 Heated Area: 1836 HX Base Yr



461 SW MAIN BLVD, 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: 1	Tax Dist:
BUILDING MARKET VALUE	84,807
TOTAL MARKET OB/XF VALUE	11,004
TOTAL LAND VALUE - MARKET	60,775
TOTAL MARKET VALUE	156,586
SOH/AGL Deduction	0
ASSESSED VALUE	156,586
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,586
TOTAL JUST VALUE	156,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0359	REMODEL	0	07/23/2020
13-205	MAINT/ALTR	50	05/06/2013
3703	ADDN COMM	180	04/21/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1369/1856	9/28/2018	WD	Q	I	01	162,500
GRANTOR: DG4 LLC						
GRANTEE: RADERCELL LLC						
1226/2328	12/21/2011	WD	U	I	12	212,500
GRANTOR: COLUMBIA BANK						
GRANTEE: DG4 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W49 S36 E2 E37 E10 N20 E6 N12 W6 N4 $
CAN=[ORIG=-47,36] S4 E8 N4 W8 $
CAN=[ORIG=-10,36] S4 E8 N4 W8 $
.

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	1,860.00	UT	3.00	3.00	100	2006	2006	3	100	5,580	
2	0260	PAVEMENT-A	0	0	0	0	3,390.00	UT	1.60	1.60	100	2021	2020		100	5,424	

LAND DESCRIPTION

TOTAL OB/XF 11,004

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		CG	130.00	68.00	8,840.00	SF		1.00	1.00	1.25	5.50	6.88	60,775							

REVIEW DATE BY Total Acres: 0.20 Total Land Value: 60,775 Market: 0 Agricultural: 0 Common: 60,775 PRINTED 11/07/2025 BY SYS