S DIV: THE W 100 FT OF LOT 2 BLO
S/D. EX RD R/W DESC AS: BEG SW C
2, E 25 FT, NW TO W LINE OF LOT

MAIN BLVD RENTAL LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

00-00-00-13865-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

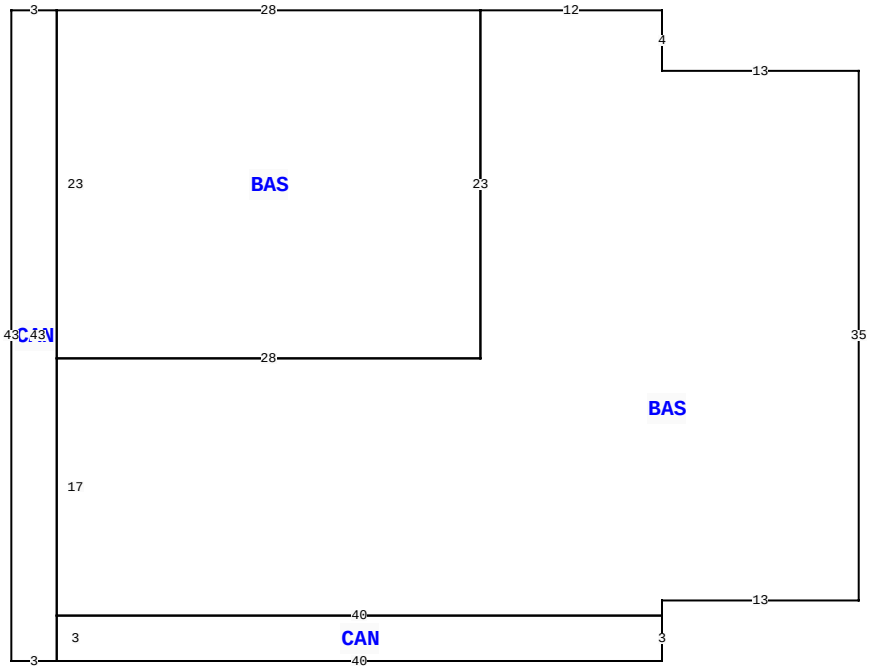
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	29,550
BAS	1,411	100		1,411	64,744
CAN	120	30		36	1,652
CAN	129	30		39	1,790
TOTALS	2,304			2,130	97,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	2,130	119.1813	91.77	195,470	1968	1985	0	0	0	50.00	50.00

1 RESTAURANT 0% - 0 Heated Area: 2055 HX Base Yr



135 SW BAYA DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	97,735
TOTAL MARKET OB/XF VALUE	4,481
TOTAL LAND VALUE - MARKET	46,267
TOTAL MARKET VALUE	148,483
SOH/AGL Deduction	0
ASSESSED VALUE	148,483
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,483
TOTAL JUST VALUE	148,483
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,483

SALE:1:1: W 100 FT LOT 2 BLOCK 1 AVONDALE (BAYA AV

LAND:1:1: ADJ;4 COR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0530	REMODEL	104	10/01/2019
422	REMODEL	20	04/27/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1053	2/13/2019	WD	Q	I	01	149,500
GRANTOR: DONALD GORDON PHILPOT						
GRANTEE: MAIN BLVD RENTAL LL						
0803/2256	2/16/1995	WD	Q	I	03	135,000
GRANTOR: MARY ANN PHILPOT						
GRANTEE: DONALD GORDON PHILP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 N4 W12 S23 W28 S17 E40 N1 E13 N35 $
BAS=[ORIG=-25,-4] W28 S23 E28 N23 $
CAN=[ORIG=-53,36] S3 E40 N3 W40 $
CAN=[ORIG=-53,-4] W3 S43 E3 N43 $
.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0260	PAVEMENT-A	0	0	81	81	6,561.00	UT	1.00	1.00	50	0	0	3	50	3,281	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 4,481

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	2100	C	RESTAURANT	0		CG	70.00	98.00	8,568.00	SF		1.00	1.00	1.20	4.50	5.40	46,267							

REVIEW DATE 12/01/2021 BY ME Total Acres: 0.20 Total Land Value: 46,267 Market: 0 Agricultural: 0 Common: 46,267 PRINTED 11/07/2025 BY SYS