S DIV: COMM SE COR OF LOT 9, BLK
ADDN'T #4, RUN N 153.18 FT. TO S
DR, NE ALONG R/W 33.23 FT, S 171

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

2026

00-00-00-14090-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.140 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/27/2022 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,205
TOTAL LAND VALUE - MARKET	6,709
TOTAL MARKET VALUE	8,914
SOH/AGL Deduction	0
ASSESSED VALUE	8,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,914
TOTAL JUST VALUE	8,914
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	8,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1732	COMMERCIAL	234	01/31/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1468/769	6/02/2022	WD	U	I	37	1,150,000
GRANTOR: FIRST STREET LAND TRU						
GRANTEE: 840 MAIN BLVD LLC						
1241/1334	8/31/2012	TD	Q	I	01	752,600
GRANTOR: MARTHA JANE CARTER SU						
GRANTEE: JOEL F FOREMAN AS T						

BUILDING NOTES

BUILDING DIMENSIONS

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	84.00	UT	1.50	1.50	100	1998	1998	3	100	126	
2	0260	PAVEMENT-A	0	0	0	0	2,310.00	UT	0.90	0.90	100	1998	1998	3	100	2,079	

LAND DESCRIPTION

TOTAL OB/XF 2,205

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	1001	C	MISC COMMERC	0		00	0.00	0.00	4,792.00	SF		1.00	1.00	1.40	1.00	1.40	6,709							

REVIEW DATE 10/25/2016 BY DF Total Acres: 0.11 Total Land Value: 6,709 Market: 0 Agricultural: 0 Common: 6,709 PRINTED 11/18/2025 BY SYS