

COMM SE COR OF LAKE VILLAS S/D
UNIT 5, RUN S 463.47 FT FOR
POB, RUN E 472.03 FT TO W R/W

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

2026

05-4S-17-07651-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height		8 100
RMS		10 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	29,488
BAS	7,350	100		7,350	221,162
TOTALS	8,330			8,330	250,650

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0260	PAVEMENT-A	0	0	0	0	28,610.00	UT	1.10	1.10	
3	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	1700	C	1STORY OFF	0		00	192.00	250.00	42,010.00	SF	
2	1700	C	1STORY OFF	0		00	0.00	0.00	54,580.00	SF	

REVIEW DATE BY

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4900	04	8,330	81.3186	60.18	501,299	1976	1990	0	0	0 50.00	50.00
1 OFFICE LOW 0% - 0 Heated Area: 8330 HX Base Yr											
340 SW ETHERIDGE GLN, LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/27/2022 MLU											

TOTAL OB/XF											
23,946											

TOTAL OB/XF											
23,946											

Total Acres: 2.22 Total Land Value: 243,625 Market: 0 Agricultural: 0 Common: 243,625

COLUMBIA COUNTY PROPERTY				PAGE 1 of 3	1
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 1			Tax Dist:		
BUILDING MARKET VALUE			564,785		
TOTAL MARKET OB/XF VALUE			23,946		
TOTAL LAND VALUE - MARKET			243,625		
TOTAL MARKET VALUE			832,356		
SOH/AGL Deduction			0		
ASSESSED VALUE			832,356		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			832,356		
TOTAL JUST VALUE			832,356		
NCON VALUE			0		
INCOME VALUE			0		
PREVIOUS YEAR MKT VALUE			832,356		

BLDG:2:1: CHANGES THAT WERE MADE IN90 NOT FEED IN
SALE:2:1: THE TOMPKINS WERE PARTNER OWNERS ALREADY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-228	NEW METAL ROOF		11/08/2023
20-0138	MAINT/ALTR	143	03/11/2020
17-0546	COMMERCIAL	0	05/25/2017
4011	MAINT/ALTR	175	11/14/2006
1007	ADDN COMM	310	06/24/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/0795	3/29/2018	WD	U	I	30	950,000
GRANTOR: CAT PROPERTIES OF LAK						
GRANTEE: MAIN BLVD RENTAL LL						
1150/1305	5/05/2008	WD	Q	I		900,000
GRANTOR: TOMPKINS-BREWER PROPE						
GRANTEE: CAT PROPERTIES OF L						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W70 S105 E21 BAS= S20 E49 N20 W49\$ E49 N105\$.											

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