

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 80	
Exterior Wall	15	CONC BLOCK 20	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		5 100	
Frame	05	STEEL 100	
Story Height		16 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	8,320	100	
CAN	32	30	
CAN	138	30	
TOTALS	8,490		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	STORE DISC	0%	- 0									Heated Area: 8320													
												HX Base Yr													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/27/2022</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/27/2022	MLU
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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				433,738		
TOTAL MARKET OB/XF VALUE				48,681		
TOTAL LAND VALUE - MARKET				230,384		
TOTAL MARKET VALUE				712,803		
SOH/AGL Deduction				0		
ASSESSED VALUE				712,803		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				712,803		
TOTAL JUST VALUE				712,803		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				722,661		
SALE:3:1: INCLUDED PERSONAL PROPERTY						
SALE:2:1: TOM'S PLACE						
SALE:1:1: BOUGHT 46,000 SF TO ADD TO PARKING LOT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
15-0735	REMODEL	0	09/15/2015			
280	COMMERCIAL	290	07/20/2012			
1411	MAINT/ALTR	75	09/18/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/2228	4/11/2012	WD	U	I	12	225,000
GRANTOR: COLUMBIA BANK						
GRANTEE: 990 SW MAIN LLC						
1246/0072	8/12/2011	WD	U	I	37	1,301,000
GRANTOR: 990 SW MAIN LLC						
GRANTEE: THORNER FD LAKE CIT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W80 S104 E80 N104 \$						
CAN=[ORIG=-63,104] E46 S3 W46 N3 \$						
CAN=[ORIG=0,2] E4 S8 W4 N8 \$						

EXTRA FEATURES														990 SW MAIN BLVD, LAKE CITY			
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	0260	PAVEMENT-A	0	0	0	0	24,300.00	UT	1.60	1.60	100	2012	2012	3	100	38,880	
2	0166	CONC,PAVMT	0	0	0	0	1,232.00	UT	2.25	2.25	100	2012	2012	3	100	2,772	
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2012	2012	3	100	6,000	
4	0169	FENCE/WOOD	0	0	0	0	98.00	UT	10.50	10.50	100	2012	2012	3	100	1,029	
TOTAL OB/XF																48,681	

LAND DESCRIPTION														TOTAL OB/XF										
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1100	C	STORE 1FLR	0		CG	144.00	250.00	36,000.00	SF		1.00	1.00	1.00	4.50	4.50	162,000							
2	1100	C	STORE 1FLR	0		00	0.00	0.00	68,384.00	SF		1.00	1.00	1.00	1.00	1.00	68,384							