COMM SE COR OF LOT 1 BLOCK 13
LAKE VILLAS S/D, RUN S 71.10
FT, E 321.43 FT FOR POB, CONT

MNG PROPERTIES LLC
1010 SW MAIN BLVD, SUITE 100
LAKE CITY, FL 32025

2026

05-4S-17-07657-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 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		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

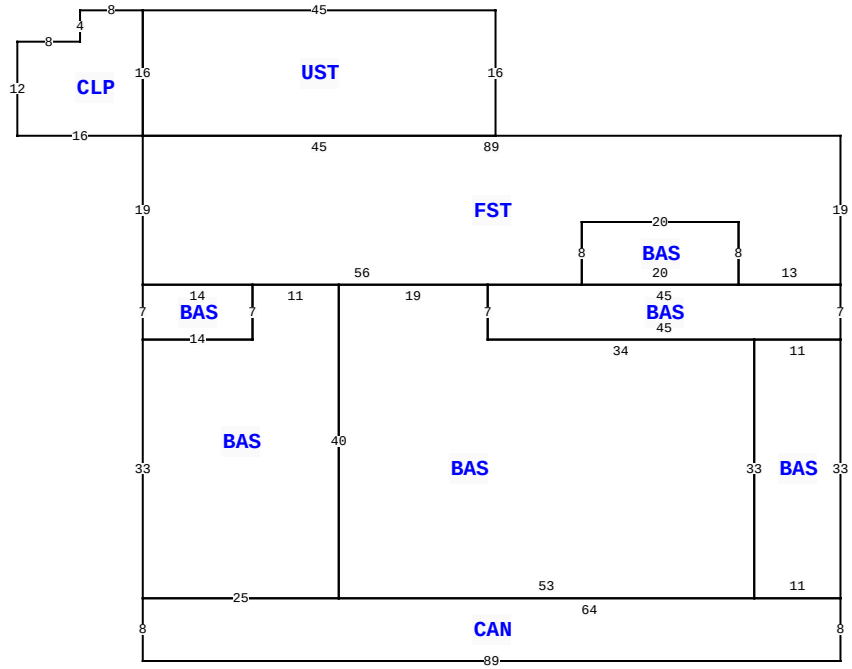
DOR CODE	1100	STORES/1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	98	100		98	2,691
BAS	160	100		160	4,394
BAS	315	100		315	8,650
BAS	363	100		363	9,968
BAS	902	100		902	24,769
BAS	1,882	100		1,882	51,680
CAN	712	30		214	5,877
CLP	224	40		90	2,472
FST	1,531	50		766	21,035
UST	720	40		288	7,909
TOTALS	6,907			5,078	139,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	5,078	87.1692	54.92	278,884	1956	1990	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 3720 HX Base Yr



1010 SW MAIN BLVD, 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	139,442
TOTAL MARKET OB/XF VALUE	1,099
TOTAL LAND VALUE - MARKET	88,209
TOTAL MARKET VALUE	228,750
SOH/AGL Deduction	0
ASSESSED VALUE	228,750
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,750
TOTAL JUST VALUE	228,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,750

SALE:2:1: D J'S FOOD STORE $.60 DS

SALE:1:1: IN SWISHER WILL FOR BENZ TO BUY AT THIS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0262	ADDN COMM	0	02/24/2017
1968	REMODEL	128	12/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/0271	12/05/2016	WD	Q	I	01	237,500
GRANTOR:STEVE L & JACKIE F BR						
GRANTEE:MNG PROPERTIES LLC						
1233/2231	4/27/2012	WD	U	V	11	100
GRANTOR:990 SW MAIN LLC						
GRANTEE:STEVE L & JACKIE F						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N19 W89 UST= N16 E45 S16 W45$ CLP= N16 W8 S4 W8 S12 E16$ S19 E56 BAS= E20 N8 W20 S8$ N8 E20 S8 E13$ BAS= W45 S7 E45 BAS= W11 BAS= W34 N7 W19 BAS= W11 BAS= W14 S7 E14N7$ S7 W14 S33 E25 N40$ S40 CAN= W25 S8E89 N8 W64$ E53 N33$ S33 E11 N33$ N7$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0166	CONC,PAVMT	0	0	6	11	66.00	UT	1.50	1.50	100	2001	2001	3	100	99	

LAND DESCRIPTION

TOTAL OB/XF 1,099

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		00	141.00	138.00	19,602.00	SF		1.00	1.00	1.00	4.50	4.50	88,209							

REVIEW DATE 12/03/2021 BY ME Total Acres: 0.45 Total Land Value: 88,209 Market: 0 Agricultural: 0 Common: 88,209 PRINTED 11/04/2025 BY SYS