

COMM AT SW COR OF NW1/4, RUN N
976.20 FT, E 1032 FT TO W R/W
LINE OF US-41, S ALONG R/W 100

MABCO LLC
1206 SW MAIN BLVD, SUITE 101
LAKE CITY, FL 32025

2026

05-4S-17-07665-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	10	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	23	100
Stories	1.	1. 100
Units	0	100
Condition Adj	02	02 100

Quality 01 01

DOR CODE 1900

MAP NUM 1900

NEIGHBORHOOD/LOC 5417.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,967	100		5,967	131,602
FOP	80	30		24	530
FOP	360	30		108	2,382
GOF	300	125		375	8,271
UOP	32	20		6	133

TOTALS 6,739

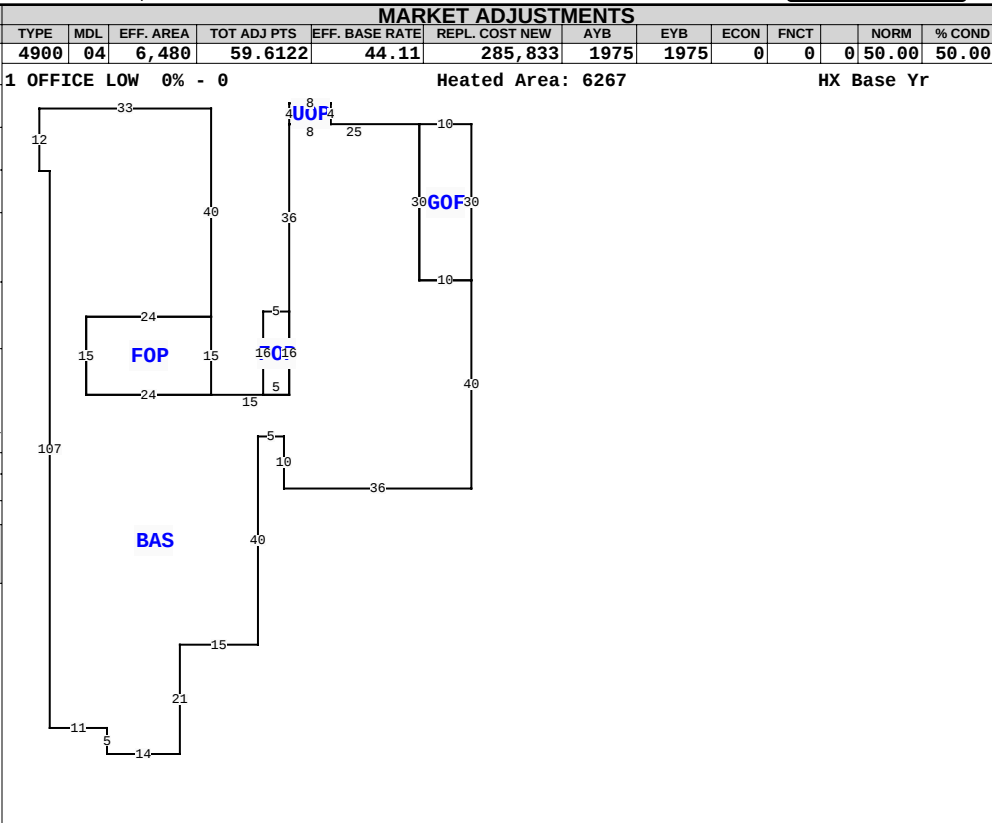
EXTRA FEATURES

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	1.00	UT	17,000.00	17,000.00	50	0	0	3	50	8,500	

LAND DESCRIPTION

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	1900	C	PROF BLDG	0		CG	165.00	250.00	41,250.00	SF		1.00	1.00	1.00	4.50	4.50	185,625							

REVIEW DATE 09/28/2016 BY DF



1206 SW MAIN BLVD, LAKE CITY

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

TOTAL OB/XF 8,500

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	1900	C	PROF BLDG	0		CG	165.00	250.00	41,250.00	SF		1.00	1.00	1.00	4.50	4.50	185,625							

Total Acres: 0.95 Total Land Value: 185,625 Market: 0 Agricultural: 0 Common: 185,625

COLUMBIA COUNTY PROPERTY PAGE 1 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		193,986
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		185,625
TOTAL MARKET VALUE		388,111
SOH/AGL Deduction		0
ASSESSED VALUE		388,111
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		388,111
TOTAL JUST VALUE		388,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/1964	6/03/2013	WD	U	I	30	200,000

GRANTOR: D B ESPENSHIP (A/K/A)

GRANTEE: MABCO LLC

BUILDING NOTES

BUILDING DIMENSIONS

GOF= W10 BAS= W25 UOP= N4 E8 S4 W8\$ S36 FOP= W5 S16 E5 N16\$ S16 W15 FOP= N15 W24 S15E24\$ W24 N15 E24 N40 W33 S12 E2 S107 E11 S5 E14 N21 E15 N40 E5 S10 E36 N40 W10 N30\$ S30 E10 N30\$.

PRINTED 11/06/2025 BY SYS

MABCO LLC
1206 SW MAIN BLVD, SUITE 101
LAKE CITY, FL 32025

05-4S-17-07665-000

[illegible]