COMM NW COR OF SEC, RUN E 1299
FT TO W R/W US-41, RUN S 62.10
FT ALONG R/W FOR POB, CONT S

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

2026

05-4S-17-14244-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

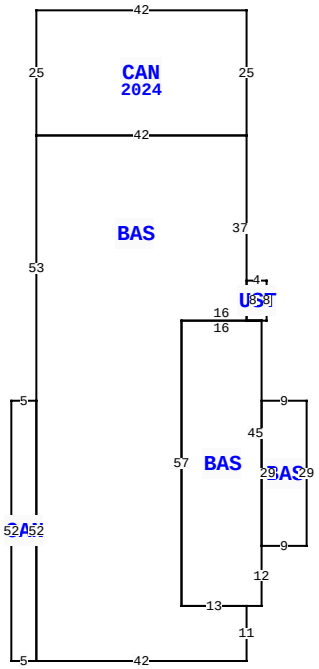
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3435	GYM/FITNESS
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	261	100		261	12,462
BAS	912	100		912	43,545
BAS	3,669	100		3,669	175,185
CAN	260	30		78	3,725
CAN	1,050	30	2024	315	15,041
UST	32	40		13	621
TOTALS	6,184			5,248	250,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7200	04	5,248	102.8160	55.52	291,369	1982	2010	0	0	0	14.00	86.00

1 SPA-HEALTH 0% - 0 Heated Area: 4842 HX Base Yr



894 SW MAIN BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	250,577
TOTAL MARKET OB/XF VALUE	12,365
TOTAL LAND VALUE - MARKET	202,050
TOTAL MARKET VALUE	464,992
SOH/AGL Deduction	0
ASSESSED VALUE	464,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	464,992
TOTAL JUST VALUE	464,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,906

LAND:2:1: BACK PORTION USED FOR PARKING LOT
SALE:2:1: SELLER PROVIDED FINANCING - WANTED TO SE
PRMT:1:1: REMODEL COMMERICAL OFFICE
SALE:1:1: ANDREA GIVING UP HER RIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046799	Remodel	5,000	03/21/2023
1507	REMODEL	10	03/31/1999
085	REMODEL	30,000	12/11/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/0589	12/31/2012	WD	U	I	11	100
GRANTOR:TIMOTHY & ELIZABETH R						
GRANTEE:MAIN BLVD RENTAL LL						
0865/1056	6/04/1998	QC	Q	I	01	50,000
GRANTOR:AMDREA EAGLE SMITH						
GRANTEE:THOMAS EAGLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S53 S52 E42 N11 W13 N57 E16 W3 N37 $
BAS=[ORIG=0,94] E3 N12 N45 W16 S57 E13 $
BAS=[ORIG=3,82] E9 N29 W9 S29 $
CAN=[ORIG=-42,53] W5 S52 E5 N52 $
UST=[ORIG=3,37] E1 N8 W4 S8 E3 $
CAN=[YR=2024;ORIG=-42,-25] S25 E42 N25 W42 $
.

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	8	30	240.00	UT	2.50	2.50	100	0	0	3	100	600	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	9,000	
3	0166	CONC,PAVMT	0	0	0	0	510.00	UT	1.50	1.50	100	0	0	3	100	765	
4	0150	CLFENCE 8	0	0	0	0	200.00	UT	10.00	10.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 12,365

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	3435	C	GYM/FITNES	0		00	150.00	250.00	37,500.00	SF		1.00	1.00	1.00	4.50	4.50	168,750							
2	3435	C	GYM/FITNES	0		00	0.00	0.00	33,300.00	SF		1.00	1.00	1.00	1.00	1.00	33,300							

REVIEW DATE 02/02/2024 BY mark Total Acres: 1.62 Total Land Value: 202,050 Market: 0 Agricultural: 0 Common: 202,050 PRINTED 11/05/2025 BY SYS