

COMM NE COR OF SEC, RUN S
79.95 FT TO S R/W MCFARLANE
AVE, RUN E 325 FT TO W R/W

OAK HILL PLAZA LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

07-4S-17-08127-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR 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		38 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		36 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	1700 OFFICE BLD 1STY	
MAP NUM		06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	354	100		354	15,452
BAS	7,311	100		7,311	319,125
UST	45	40		18	786

TOTALS	7,710			7,683	335,363
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1700	C	1STORY OFF	0		CI	200.00	300.00	60,000.00

REVIEW DATE 07/26/2021 BY ME

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	7,683	111.9200	87.30	670,726	1979	1980		0	0	50.00	50.00
1 OFFICE MED 0% - 0 Heated Area: 7665 HX Base Yr												

2086 SW MAIN BLVD, LAKE CITY				BLD DATE						LGL DATE	
				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500		
1.00	UT	0.00	0.00	100	0	0	3	100	3,500		
1.00	UT	0.00	0.00	100	0	0	3	100	2,000		

TOTAL OB/XF																																						
7,000																																						
<table><tr><th>UNIT TYPE</th><th>D T</th><th>DPHT FACT</th><th>% COND</th><th>TOT ADJ</th><th>UNIT PRICE</th><th>ADJ UNIT PRICE</th><th>LAND VALUE</th><th>OTHER ADJUSTMENTS AND NOTES</th><th>YEAR</th><th>DENSITY</th><th>DECL</th><th>FRZ</th></tr><tr><td>SF</td><td></td><td>1.00</td><td>1.00</td><td>1.00</td><td>2.50</td><td>2.50</td><td>150,000</td><td></td><td></td><td></td><td></td><td></td></tr></table>													UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	SF		1.00	1.00	1.00	2.50	2.50	150,000					
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ																										
SF		1.00	1.00	1.00	2.50	2.50	150,000																															

Total Acres: 1.38 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		335,363
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		492,363
SOH/AGL Deduction		0
ASSESSED VALUE		492,363
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		492,363
TOTAL JUST VALUE		492,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		492,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
053	COMMERCIAL	45	04/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1306/0056	12/09/2015	QC	U	I	11	100
GRANTOR: T EAGLE & WILLIAM BRA						
GRANTEE: OAK HILL PLAZA LLC						
1140/1177	10/19/2007	QC	Q	I	01	100
GRANTOR: T EAGLE & THOMS MATTH						
GRANTEE: T EAGLE & WILLIAM						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W3 UST= N5 W9 S5 E9 \$ W39 BAS= N3 W118 S3 E118\$ W161 S37 E53 N2 E100 S2 E50 N37\$.									