

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

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

2026

07-4S-17-08127-008



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	4800 WAREHOUSE/DISTRB	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,964	100		5,964	125,995
CAN	640	30		192	4,056
CLP	60	60		36	761
GOF	336	185		622	13,141
GOF	1,700	185		3,145	66,441
TOTALS	8,700			9,959	210,394

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	1,940.00	UT	0.90	0.90	
2	0166	CONC, PAVMT	0	0	0	0	657.00	UT	1.50	1.50	
3	0260	PAVEMENT-A	0	0	0	0	4,803.00	UT	0.90	0.90	
4	0296	SHED METAL	0	0	6	8	48.00	UT	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	4800	C	WAREHOUSE	0		CI	100.00	300.00	30,000.00	SF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
8700	06	9,959	92.6640	35.21	350,656	1983	1983	0	0	0	40.00	60.00	
1 PREF M B A 0% - 0													
Heated Area: 8000													
HX Base Yr													

2076 SW MAIN BLVD, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		210,394	
TOTAL MARKET OB/XF VALUE		7,295	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		292,689	
SOH/AGL Deduction		0	
ASSESSED VALUE		292,689	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		292,689	
TOTAL JUST VALUE		292,689	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		292,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
952	ADDN COMM	200	04/21/1997
726	COMMERCIAL	998	05/16/1996

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: TOM EAGLE & WILLIAM B							
GRANTEE: OAK HILL PLAZA LLC							
1140/1177	10/19/2007	QC	Q	I	01	100	
GRANTOR: TOM EAGLE, THOMAS MAT							
GRANTEE: TOM H EAGLE, WILLIA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W114 S50 CAN= S4 E75 CLP= S6 E10 N6 W10\$ E85 N4 W160\$ E126 GOF= E34 N50 W34 S50\$ N22 GOF= N28 W12 S28 E12\$ W12 N28\$.											