COMM INTERS N R/W MICHIGAN AVE
& W R/W US-41, RUN N 300 FT
FOR POB, RUN W 300 FT, N 150

RUTHERFORD RENTALS INC
P O BOX 191
MADISON, FL 32340

2026

07-4S-17-08127-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

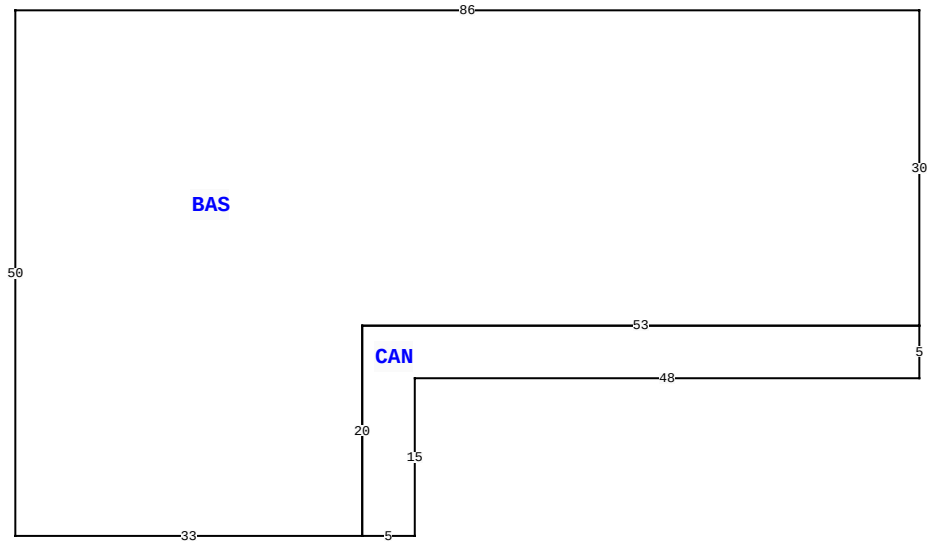
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	3,240	100		3,240	103,988
CAN	340	30		102	3,274
TOTALS	3,580			3,342	107,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,342	86.7485	64.19	214,523	1985	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 3240 HX Base Yr



2304 SW MAIN BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,262
TOTAL MARKET OB/XF VALUE	9,850
TOTAL LAND VALUE - MARKET	112,500
TOTAL MARKET VALUE	229,612
SOH/AGL Deduction	0
ASSESSED VALUE	229,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	229,612
TOTAL JUST VALUE	229,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044161	Roof Replacement	32,984	04/11/2022
000042309	Remodel	60,000	07/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0548/0063	9/01/1984	WD	Q	V	01	25,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W86 S50 E33 CAN= E5 N15E48 N5 W53 S20$ N20 E53 N30 $.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	9,500	

LAND DESCRIPTION

TOTAL OB/XF 9,850

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	1700	C	1STORY OFF	0		CI	150.00	300.00	45,000.00	SF		1.00	1.00	1.00	2.50	2.50	112,500							

REVIEW DATE 04/05/2024 BY TP Total Acres: 1.03 Total Land Value: 112,500 Market: 0 Agricultural: 0 Common: 112,500 PRINTED 11/17/2025 BY SYS