

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

K & K DEVELOPMENTS LLC
2128 SW MAIN BLVD
LAKE CITY, FL 32025

2026

07-4S-17-08127-015



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 90			
Interior Wall	05	DRYWALL 10			
Interior Floor	06	VINYL ASB 80			
Interior Floor	14	CARPET 20			
Ceiling	02	F.NOT SUS 100			
Air Condition	06	ENG CENTRL 100			
Heating Type	09	ENG F AIR 100			
Fixtures		6 100			
Frame	03	MASONRY 100			
Common Wall		38 100			
Story Height		8 100			
RMS		10 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Quality	05	05			
DOR CODE		1100STORES/1 STORY			
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	2,555	100		2,555	76,267
CAN	400	30		120	3,582
UST	445	40		178	5,314
TOTALS	3,400			2,853	85,162

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
4900	04	2,853	80.6728	59.70	170,324	1979	1979	0	0	0	50.00	50.00													
1 OFFICE LOW 0% - 2021 Heated Area: 2555 HX Base Yr																									
2128 SW MAIN BLVD, LAKE CITY																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>YE DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE		LGL DATE		YE DATE		LAND DATE		INC DATE		AG DATE	
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COLUMBIA COUNTY PROPERTY					PAGE 1 of 2		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				118,705			
TOTAL MARKET OB/XF VALUE				22,766			
TOTAL LAND VALUE - MARKET				93,750			
TOTAL MARKET VALUE				235,221			
SOH/AGL Deduction				0			
ASSESSED VALUE				235,221			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				235,221			
TOTAL JUST VALUE				235,221			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				235,221			
PRCL:0:1: DOR 2006 STUDY							

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Common Wall		38 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1100 STORES/1 STORY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC 7417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,070	100
CAN	685	30
FST	200	50
UCP	494	20
UOP	168	20
UST	728	40
TOTALS	3,345	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3500	04	1,800	59.1518	37.27	67,086	1980	1980	0	0	0	50.00	50.00
2 STORE RETL 0% - 2021												
Heated Area: 1070												
HX Base Yr												
26 19 19 26 7 24 24 7 10 13 20 10 20 13 75 35 45 10 10 23 UCP UST FST BAS CAN												
BLD DATE						LGL DATE						