COMM SE COR OF NE1/4 OF SE1/4
RUN W 238.87 FT TO W R/W US-41
RUN N 356.65 FT FOR POB, W

JIM'S AUTO SERVICE LLC
2550 SW MAIN BLVD
LAKE CITY, FL 32025

2026

07-4S-17-08137-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

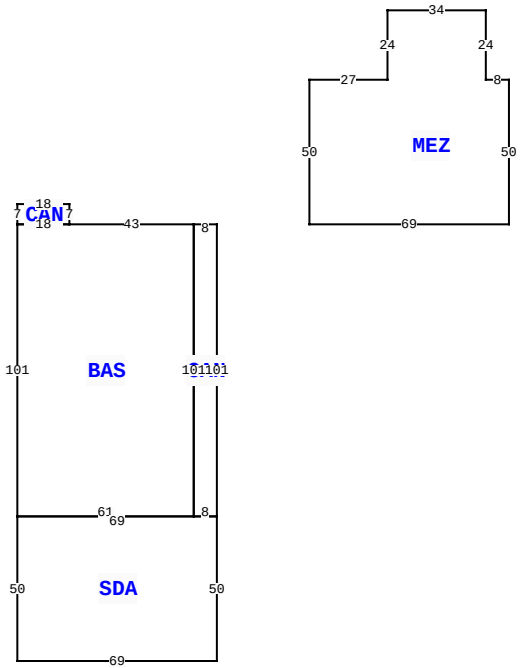
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	17	MSNRY STUC 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		18 100
RMS		4 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,161	100		6,161	135,591
CAN	126	30		38	836
CAN	808	30		242	5,326
MEZ	4,266	20		853	18,773
SDA	3,450	185		6,382	140,455
TOTALS	14,811			13,676	300,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	13,676	96.5315	36.68	501,636	1984	1984	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 9611 HX Base Yr



2550 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	300,982
TOTAL MARKET OB/XF VALUE	22,805
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	473,787
SOH/AGL Deduction	0
ASSESSED VALUE	473,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	473,787
TOTAL JUST VALUE	473,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	473,787

SALE:1:1: INCLUDED 08137-002

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047405	Roof Replacement	3,665	06/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1010/2834	3/29/2004	WD	Q	I		407,000
GRANTOR: JUDITH A BREESE						
GRANTEE: JIM'S AUTO SERVICE						
0780/0670	9/22/1993	WD	U	I	35	275,000
GRANTOR: NORTON HOME IMP						
GRANTEE: HAROLD BEESE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 CAN= N7 W18 S7 E18$ W18 S101 SDA= S50 E69 N50 W69$ E61 CAN= E8 N101 W8 S101$ N101$ PTR=E40 MEZ= E69 N50 W8 N24 W34 S24 W27 S50$ W40$.

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	0260	PAVEMENT-A	0	0	0	0	3,793.00	UT	1.10	1.10	75	0	0	3	75	3,129	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,080	
3	0166	CONC,PAVMT	0	0	0	0	10,464.00	UT	2.00	2.00	75	1993	1993	3	75	15,696	
4	0296	SHED METAL	0	0	12	16	1.00	UT	0.00	0.00	100	2008	2008	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 22,805

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	1100	C	STORE 1FLR	0		CI	250.00	300.00	75,000.00	SF		1.00	1.00	1.00	2.00	2.00	150,000							

REVIEW DATE 03/30/2017 BY DF Total Acres: 1.72 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 11/17/2025 BY SYS