COMM SE COR OF N1/2 OF SE1/4 OF
RUN W 332.32 FT, RUN N 20 DG W 3
FOR POB, W 95.99 FT, N 110.09 FT

DMAC OF LAKE CITY INC
532 SW VISTA TER
LAKE CITY, FL 32024

2026

07-4S-17-08145-004

BUILDING CHARACTERISTICS

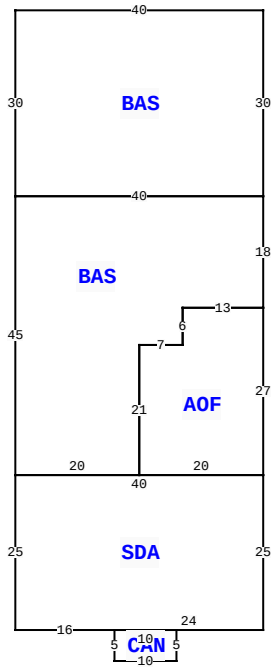
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 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
AOF	498	150		747	20,808
BAS	1,200	100		1,200	33,426
BAS	1,302	100		1,302	36,267
CAN	50	30		15	418
SDA	1,000	185		1,850	51,532
TOTALS	4,050			5,114	142,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	06	5,114	88.4340	55.71	284,901	1980	1980	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 4000 HX Base Yr



2688 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	142,450
TOTAL MARKET OB/XF VALUE	15,253
TOTAL LAND VALUE - MARKET	83,628
TOTAL MARKET VALUE	241,331
SOH/AGL Deduction	0
ASSESSED VALUE	241,331
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,331
TOTAL JUST VALUE	241,331
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,331

XFOB:3:1: LOADING DECK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37629	MAINT/ALTR	75	01/15/2019
16331	ADDN COMM	205	11/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1152/0309	6/10/2008	WD	Q	I	01	100
GRANTOR: DAVID MANGRUM						
GRANTEE: DMAC OF LAKE CITY I						
1148/1570	4/22/2008	WD	Q	I	01	100
GRANTOR: MARY MANGRUM						
GRANTEE: DAVID MANGRUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S45 SDA= S25 E16 CAN= S5 E10 N5 W10$ E24 N25 W40$ E20 AOF= E20 N27 W13 S6 W7 S21$ N21 E7 N6 E13 N18$ BAS= N30 W40 S30 E40$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	4,800	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
3	0080	DECKING	0	0	25	40	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
4	0166	CONC,PAVMT	0	0	0	0	2,302.00	UT	1.50	1.50	100	2000	2000	3	100	3,453	

LAND DESCRIPTION

TOTAL OB/XF 15,253

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	114.00	364.00	41,814.00	SF		1.00	1.00	1.00	2.00	2.00	83,628							

REVIEW DATE 02/11/2019 BY DF Total Acres: 0.96 Total Land Value: 83,628 Market: 0 Agricultural: 0 Common: 83,628 PRINTED 11/18/2025 BY SYS