COMM NW COR OF NW1/4 OF NW1/4, R
TO S R/W MCFARLANE AVE, RUN E AL
325 FT TO W R/W US-41, SW ALONG

SUMMERALL HOLDINGS, LLC
394 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2026

08-4S-17-08174-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

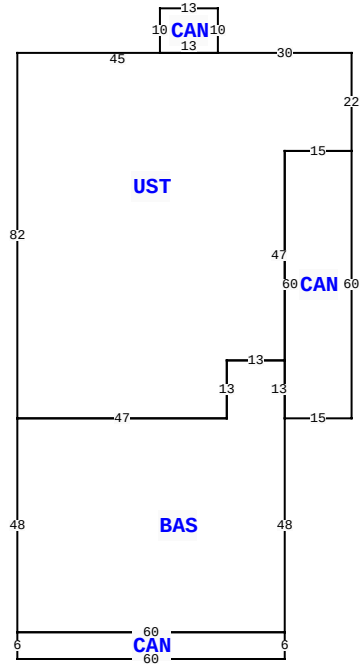
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		18 100
RMS		9 100
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	8417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,049	100		3,049	132,229
CAN	130	30		39	1,691
CAN	360	30		108	4,684
CAN	900	30		270	11,710
UST	5,081	50		2,540	110,155
TOTALS	9,520			6,006	260,468

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	06	6,006	160.6213	72.28	434,114	1976	1976	0	0	0	40.00	60.00

1 PREF M B R 0% - 2024 Heated Area: 3049 HX Base Yr



1956 SW MAIN BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	260,468
TOTAL MARKET OB/XF VALUE	14,023
TOTAL LAND VALUE - MARKET	76,229
TOTAL MARKET VALUE	350,720
SOH/AGL Deduction	0
ASSESSED VALUE	350,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	350,720
TOTAL JUST VALUE	350,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	350,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2409	REMODEL	50	07/15/2002
1469	REMODEL	360	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1500/247	9/28/2023	WD	U	I	20	325,000
GRANTOR: CLAY ELECTRIC COOPERA						
GRANTEE: SUMMERALL HOLDINGS,						
0607/0282	11/01/1986	WD	Q	I		175,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W30 CAN= N10 W13 S10 E13$ W45 S82 BAS= S48 CAN= S6 E60 N6 W60$ E60 N48 CAN= E15 N60 W15 S60$ N13 W13 S13 W47$ E47 N13 E13 N47 E15 N22$.

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	12,028.00	UT	1.00	1.00	100	0	0	3	100	12,028	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,995	

LAND DESCRIPTION

TOTAL OB/XF 14,023

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	200.00	300.00	39,092.00	SF		1.00	1.00	0.78	2.50	1.95	76,229							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.90 Total Land Value: 76,229 Market: 0 Agricultural: 0 Common: 76,229 PRINTED 11/07/2025 BY SYS