BEG NW COR OF SW1/4 OF NE1/4, E
FT, W 699.82 FT, N 250 FT TO POB

MAIN BLVD RENTAL LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

28-3S-16-02369-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

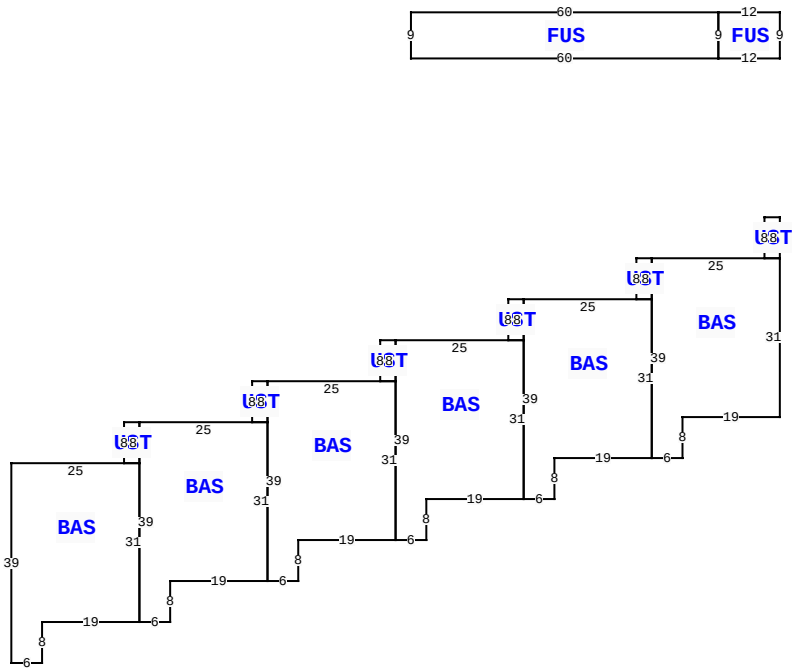
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	05	STEEL 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		6 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	823	100		823	31,468
BAS	823	100		823	31,468
BAS	823	100		823	31,468
BAS	823	100		823	31,468
BAS	823	100		823	31,468
BAS	823	100		823	31,468
FUS	108	100		108	4,130
FUS	540	100		540	20,647
UST	24	45		11	421
UST	24	45		11	421
TOTALS	5,730			5,652	216,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	5,652	106.2024	76.47	432,208	1987	1987	0	0	0	50.00	50.00

1 M/FAM ROW 0% - 0 Heated Area: 5586 HX Base Yr



** This building has 14 Sub-Areas

225 NW SPANISH OAKS CIR, 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	216,104
TOTAL MARKET OB/XF VALUE	17,266
TOTAL LAND VALUE - MARKET	38,700
TOTAL MARKET VALUE	272,070
SOH/AGL Deduction	0
ASSESSED VALUE	272,070
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,070
TOTAL JUST VALUE	272,070
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7196	M H	25	05/24/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/0793	3/29/2018	WD	U	I	30	475,000
GRANTOR: STEPHEN N KIRALY						
GRANTEE: MAIN BLVD RENTAL LL						
1309/1970	2/09/2016	WD	U	I	30	100
GRANTOR: THOMAS EAGLE						
GRANTEE: STEVE KIRALY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N31 UST= N8 W3 S8 E3$ W25 UST= W3 S8 E3 N8$ S39 BAS= N31 W25 UST= W3 S8 E3 N8$ S39 BAS= N31 W25UST= W3 S8 E3 N8$ S39 BAS= N31 W25 UST= W3 S8 E3 N8$ S39 BAS= N31 W25 S39 E6 N8 E19$ E6 N8 E19$ E6 N8 E19$ E6 N8 E19$ E6 N8 E19$ E6 N8 E19$ PTR=N70 FUS= N9 W12 S9 FUS= N9 W60 S9 E60$ E12$ S70$.

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	3,830	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	7,800	
3	0297	SHED CONCR	0	0	22	34	748.00	UT	10.00	10.00	70	1992	1992	3	70	5,236	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 17,266

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	0800	C	MULTI-FAM	0		00	0.00	0.00	3.87	AC		1.00	1.00	1.00	10,000.00	10,000.00	38,700							

REVIEW DATE 03/06/2023 BY KS Total Acres: 3.87 Total Land Value: 38,700 Market: 0 Agricultural: 0 Common: 38,700 PRINTED 11/18/2025 BY SYS