W1/2 OF THE FOLLOWING: COMM NW C
MCFARLANE PARK S/D, W 40 FT TO W
1, N 22.4 FT TO S LINE OF DUVAL

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

2026

31-3S-17-06167-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

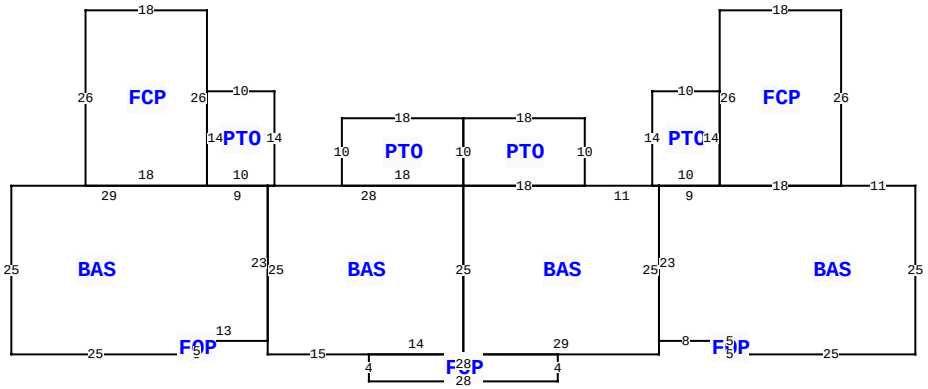
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	725	100		725	35,674
BAS	725	100		725	35,674
BAS	924	100		924	45,466
BAS	924	100		924	45,466
FCP	468	25		117	5,757
FCP	468	25		117	5,757
FOP	10	30		3	148
FOP	10	30		3	148
FOP	112	30		34	1,673
PTO	140	5		7	345
TOTALS	5,006			3,604	177,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	3,604	115.7720	98.41	354,670	1964	1964	0	0	0	50.00	50.00

1 TRI/QUAD 0% - 0 Heated Area: 3298 HX Base Yr



** This building has 13 Sub-Areas

1004 NW EADIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	177,335
TOTAL MARKET OB/XF VALUE	2,229
TOTAL LAND VALUE - MARKET	16,590
TOTAL MARKET VALUE	196,154
SOH/AGL Deduction	825
ASSESSED VALUE	195,329
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,329
TOTAL JUST VALUE	196,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,154

SALE:1:1: NOT ARMS LENGTH- BLALOCK WORKS FOR CRAPP

BLDG:1:1: AE/N-HX PULLED OUT ON PLOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/545	12/16/2016	WD	U	I	11	100
GRANTOR: KATRINA BLALOCK						
GRANTEE: MAIN BLVD RENTALS L						
1315/2563	6/01/2016	WD	U	I	37	250,000
GRANTOR: KATRINA BLALOCK						
GRANTEE: MAIN BOULEVARD RENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FCP= N26 W18 S26 E18$ W18 PTO= N14 W10 S14 E10$ W9 BAS= W11 PTO= N10 W18 S10 E18$ W18 PTO= N10 W18 S10E18$ BAS= W28 PTO= N14 W10 S14 E10$ W1 BAS= W9 FCP= N26W18 S26 E18$ W29 S25 E25 FOP= E5 N2 W5 S2$ N2 E13 N23$S25 E15 FOP= S4 E28 N4 W28$ E14 N25$ S25 E29 N25$ S23 E8 FOP= S2 E5 N2 W5$ E5 S2 E25 N25$.

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	687.00	UT	1.13	1.13	100	1993	1993	3	100	773	
2	0260	PAVEMENT-A	0	0	0	0	2,157.00	UT	0.68	0.68	100	1993	1993	3	100	1,456	

LAND DESCRIPTION

TOTAL OB/XF 2,229

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		*RO	158.00	105.00	16,590.00	SF		1.00	1.00	1.00	1.00	1.00	16,590							

REVIEW DATE 08/22/2016 BY DF Total Acres: 0.38 Total Land Value: 16,590 Market: 0 Agricultural: 0 Common: 16,590 PRINTED 11/06/2025 BY SYS