C DIV: COMM INTERS S R/W HAMILTO
& E R/W US-41, RUN RUN S ALONG U
FT FOR POB, CONT S 70.04 FT, E 6

LAKE DESOTO PROPERTIES LLC
253 NW MAIN BLVD
LAKE CITY, FL 32055

2027

00-00-00-12640-000

BUILDING CHARACTERISTICS

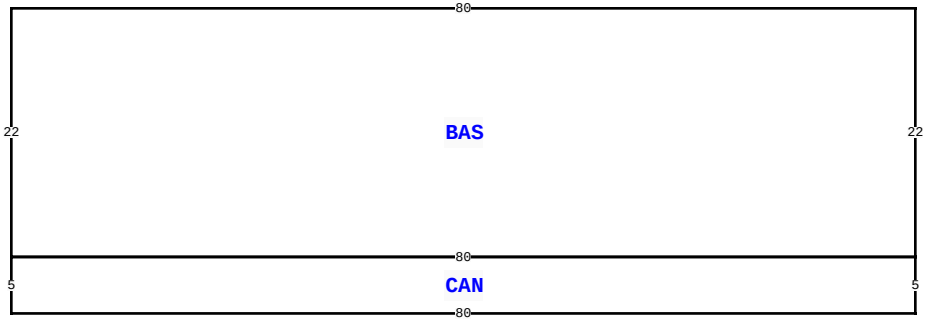
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100		1,760	77,387
CAN	400	30		120	5,276
TOTALS	2,160			1,880	82,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	1,880	118.4558	75.81	142,523	1996	1996	0	0	0	42.00	58.00

1 STORE RETL 0% - 0 Heated Area: 1760 HX Base Yr



273 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	2,472.00	UT	3.00	3.00	100	1996	1996	3	100	7,416	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	82,663
TOTAL MARKET OB/XF VALUE	7,416
TOTAL LAND VALUE - MARKET	42,225
TOTAL MARKET VALUE	132,304
SOH/AGL Deduction	0
ASSESSED VALUE	132,304
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,304
TOTAL JUST VALUE	132,304
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
588	COMMERCIAL	612	11/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/1288	12/13/2007	WD	Q	I		225,000
GRANTOR: ROBERT B ELLIS						
GRANTEE: LAKE DESOTO PROPERT						
1002/2316	12/19/2003	WD	Q	I		155,000
GRANTOR: HELMUT SCHAEFER						
GRANTEE: ROBERT B ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S22 CAN= S5 E80 N5 W80$ E80 N22$.

LAND DESCRIPTION

TOTAL OB/XF 7,416

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		*C-CBD	80.00	60.00	4,387.00	SF		1.00	1.00	1.75	5.50	9.63	42,225							

REVIEW DATE 04/28/2016 BY ME Total Acres: 0.10 Total Land Value: 42,225 Market: 0 Agricultural: 0 Common: 42,225 PRINTED 11/16/2026 BY SYS