C DIV: COMM SE COR OF BLOCK 7, RUN W 94.50 FT FOR POB, CONT E 72.40 FT, NW 13.79 FT TO E R/W

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

2027

00-00-00-12641-000

BUILDING CHARACTERISTICS

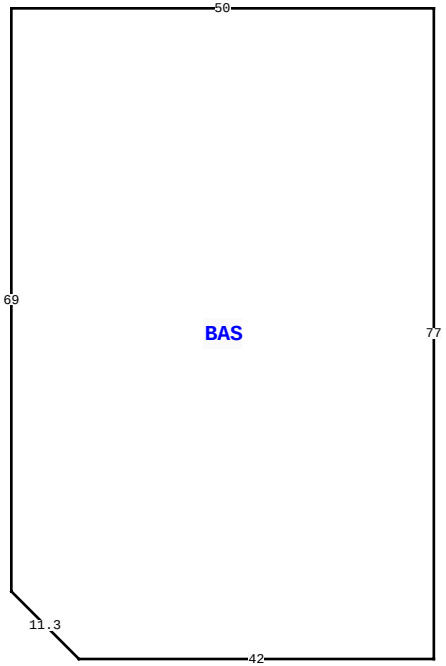
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
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	3,818	100		3,818	133,859
TOTALS	3,818			3,818	133,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,818	94.7600	70.12	267,718	1954	1980	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 3818 HX Base Yr



253 NW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	133,859
TOTAL MARKET OB/XF VALUE	6,863
TOTAL LAND VALUE - MARKET	140,800
TOTAL MARKET VALUE	281,522
SOH/AGL Deduction	0
ASSESSED VALUE	281,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	281,522
TOTAL JUST VALUE	281,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3878	REMODEL	50	09/12/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0932/1280	7/30/2001	WD	Q	I		200,000
GRANTOR: MARY F BENTON PR ETAL						
GRANTEE: LAKE DESOTO PROPERT						
0932/1284	7/29/2001	WD	Q	I	01	100
GRANTOR: JERRELL, WEIMER, JARR						
GRANTEE: LAKE DESOTO PROPERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S69 D8 R8 E42 N77 $.

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	1,420	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	500	
3	0260	PAVEMENT-A	0	0	90	85	7,650.00	UT	0.90	0.90	50	0	0	3	50	3,443	
4	0119	MASONRY WA	0	0	100	3	300.00	UT	5.00	5.00	100	1993	1993	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 6,863

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	1700	C	1STORY OFF	0		*C-CBD	0.00	0.00	14,500.00	SF		1.00	1.00	0.80	5.50	4.40	63,800							
2	1000	C	VACANT COMME	0		*C-CBD	0.00	0.00	20,000.00	SF		1.00	1.00	0.70	5.50	3.85	77,000							

REVIEW DATE 04/28/2016 BY ME Total Acres: 0.79 Total Land Value: 140,800 Market: 0 Agricultural: 0 Common: 140,800 PRINTED 11/16/2026 BY SYS