

C DIV: N1/2 OF BLOCK 41, EX  
 THE W 80 FT. ORB 409-430,  
 784-599,784-601,832-1993,832-

ALLERGY SPECIALTY CARE PA  
 213 SW MAIN BLVD  
 LAKE CITY, FL 32025

**2026**

00-00-00-12752-000  


| BUILDING CHARACTERISTICS   |    |      |     |           |             |                |                |     |     | MARKET ADJUSTMENTS   |      |      |        |              |  |          |  |              |  | COLUMBIA COUNTY PROPERTY  |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
|--|----|------|-----|-----------|-------------|----------------|----------------|-----|-----|--|------|------|--------|--------------|--|----------|--|--------------|--|---|--|-----------------------|--|--------------------------|--|---------------------------|--|--------------------|--|-------------------|--|----------------|--|-----------------------|--|--------------------|--|------------------|--|------------|--|--------------|--|-------------------------|--|
| CONSTRUCTION   |    |      |     |           |             |                |                |     |     | VALUATION SUMMARY  |      |      |        |              |  |          |  |              |  | PAGE 1 of 1   |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
| ELEMENT  | CD | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON   | FNCT | NORM | % COND | VALUATION BY |  | STANDARD |  | Tax Group: 1 |  | Tax Dist:   |  | BUILDING MARKET VALUE |  | TOTAL MARKET OB/XF VALUE |  | TOTAL LAND VALUE - MARKET |  | TOTAL MARKET VALUE |  | SOH/AGL Deduction |  | ASSESSED VALUE |  | TOTAL EXEMPTION VALUE |  | BASE TAXABLE VALUE |  | TOTAL JUST VALUE |  | NCON VALUE |  | INCOME VALUE |  | PREVIOUS YEAR MKT VALUE |  |
|  |    |      |     |           |             |                |                |     |     |  |      |      |        |              |  |          |  |              |  | VALUATION BY<br>Tax Group: 1<br>BUILDING MARKET VALUE<br>TOTAL MARKET OB/XF VALUE<br>TOTAL LAND VALUE - MARKET<br>TOTAL MARKET VALUE<br>SOH/AGL Deduction<br>ASSESSED VALUE<br>TOTAL EXEMPTION VALUE<br>BASE TAXABLE VALUE<br>TOTAL JUST VALUE<br>NCON VALUE<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
|  |    |      |     |           |             |                |                |     |     |  |      |      |        |              |  |          |  |              |  | SALE:3:1: SEE 1ST SALE - 2 DEEDS- RHEA REALTY OFFI<br>SALE:2:1: SEE NEXT SALE - 2 DEEDS - RHEA REALTY OF<br>SALE:1:1: SEE 1ST SALE - 2 DEEDS- RHEA REALTY OFFI<br>BLDG:1:1: FUS NEVER BEEN ON TAX ROLL/AE AMT ON PLO  |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
|  |    |      |     |           |             |                |                |     |     |  |      |      |        |              |  |          |  |              |  | PERMIT NUM      DESCRIPTION      AMT      ISSUED<br>14-0301      DEMOLISH      25      08/21/2014   |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
|  |    |      |     |           |             |                |                |     |     |  |      |      |        |              |  |          |  |              |  | SALES DATA<br>OFF RECORD      TYPE      Q      V      RSN      SALE<br>Number      DATE      INST      U      I      CD      PRICE<br>1237/0532      6/15/2012      WD      U      I      12      58,500  |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
|  |    |      |     |           |             |                |                |     |     |  |      |      |        |              |  |          |  |              |  | GRANTOR: FIRST FEDERAL BANK OF<br>GRANTEE: ALLERGY SPECIALTY C<br>1215/1206      5/18/2011      CT      U      I      11      100<br>GRANTOR: CLERK OF COURT (JAMES<br>GRANTEE: FIRST FEDERAL BANK  |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
|  |    |      |     |           |             |                |                |     |     |  |      |      |        |              |  |          |  |              |  | BUILDING NOTES  |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
|  |    |      |     |           |             |                |                |     |     |  |      |      |        |              |  |          |  |              |  | BUILDING DIMENSIONS   |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
| DOR CODE      1000      VACANT COMMERCIAL<br>MAP NUM      MKT AREA      06<br>NEIGHBORHOOD/LOC      850317.00      1.00/   |    |      |     |           |             |                |                |     |     | BLD DATE<br>XF DATE<br>INC DATE  |      |      |        |              |  |          |  |              |  | LGL DATE<br>LAND DATE<br>AG DATE  |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
| AREA TYPE      TOTAL GROSS AREA      PCT OF BASE      YEAR      TOT ADJ AREA      SUBAREA MARKET VALUE   |    |      |     |           |             |                |                |     |     | TOTALS      206 SW ALACHUA AVE, LAKE CITY  |      |      |        |              |  |          |  |              |  |   |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
| EXTRA FEATURES   |    |      |     |           |             |                |                |     |     | ADJ UNIT PRICE      ORIG COND      YEAR ON      YEAR ACTUAL      Q      % COND      OB/XF MKT VALUE      NOTES |      |      |        |              |  |          |  |              |  |   |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
| L N      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 |      |      |        |              |  |          |  |              |  |   |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
| LAND DESCRIPTION   |    |      |     |           |             |                |                |     |     | TOTAL OB/XF      0   |      |      |        |              |  |          |  |              |  |   |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
| L N      USE CODE      CLS      LAND USE DESCRIPTION      CAP      R D      LOC ZONE      FRONT      DEPTH      TOT LND UTS      UNIT TYPE      D T      DPTH FACT      % COND      TOT ADJ      UNIT PRICE      ADJ UNIT PRICE      LAND VALUE      OTHER ADJUSTMENTS AND NOTES      YEAR      DENSITY      DECL      FRZ      YR      CONSRV |    |      |     |           |             |                |                |     |     | ADJ UNIT PRICE      ORIG COND      YEAR ON      YEAR ACTUAL      Q      % COND      OB/XF MKT VALUE      NOTES |      |      |        |              |  |          |  |              |  |   |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
| 1 1000      C      VACANT COMME      0      *CG      103.00      105.00      6,825.00      SF      1.00      1.00      1.00      1.75      1.75      11,944  |    |      |     |           |             |                |                |     |     | ADJ UNIT PRICE      ORIG COND      YEAR ON      YEAR ACTUAL      Q      % COND      OB/XF MKT VALUE      NOTES |      |      |        |              |  |          |  |              |  |   |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |
| 2 1000      C      VACANT COMME      0      00      0.00      0.00      6,825.00      SF      1.00      1.00      1.00      1.75      1.75      11,944   |    |      |     |           |             |                |                |     |     | ADJ UNIT PRICE      ORIG COND      YEAR ON      YEAR ACTUAL      Q      % COND      OB/XF MKT VALUE      NOTES |      |      |        |              |  |          |  |              |  |   |  |                       |  |                          |  |                           |  |                    |  |                   |  |                |  |                       |  |                    |  |                  |  |            |  |              |  |                         |  |