C DIV: N1/2 BLOCK 51 EX RD R/W.
849-2301, 1008-2116, WD 1240-196

RAMKISSOON PROPERTY, LLC
255 SW MAIN BLVD
LAKE CITY, FL 32025

2027

00-00-00-12790-000

BUILDING CHARACTERISTICS

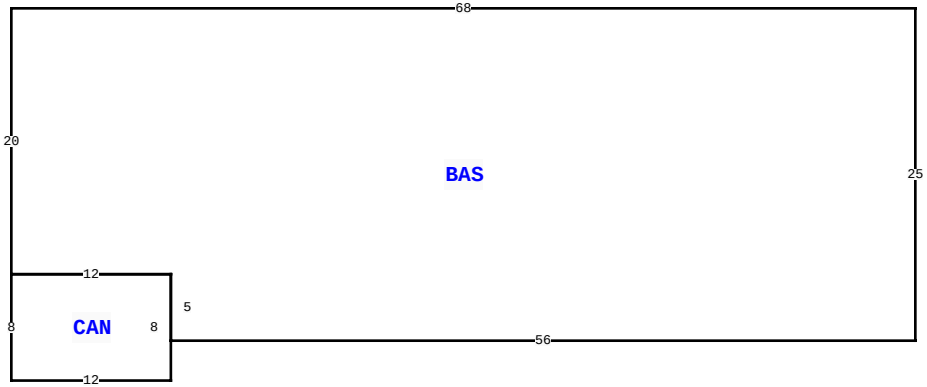
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	1,640	100		1,640	71,430
CAN	96	30		29	1,263
TOTALS	1,736			1,669	72,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	1,669	111.6780	87.11	145,387	1961	1985	0	0	0	50.00	50.00

1 OFFICE MED 0% - 2023 Heated Area: 1640 HX Base Yr



255 SW 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	0260	PAVEMENT-A	0	0	70	41	2,870.00	UT	0.90	0.90	100	0	0	3	100	2,583	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	119,487
TOTAL MARKET OB/XF VALUE	2,783
TOTAL LAND VALUE - MARKET	68,844
TOTAL MARKET VALUE	191,114
SOH/AGL Deduction	0
ASSESSED VALUE	191,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,114
TOTAL JUST VALUE	191,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,114

BLDG:1:1: EYB ADJUSTED FROM REMODELING

SALE:1:1: 1/2 UNDIV INT EACH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
342	MAINT/ALTR	75	06/14/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1922	9/30/2022	WD	U	I	30	270,000
GRANTOR: MELANIE HOLDEN DMD PL						
GRANTEE: RAMKISSOON PROPERTY						
1319/2785	8/09/2016	WD	U	I	30	290,000
GRANTOR: I LIVE MY DENTIST LLC						
GRANTEE: MELANIE HOLDEN DMD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S20 CAN= S8 E12 N8 W12$ E12 S5 E56 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,783

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		CG	72.00	70.00	5,040.00	SF		1.00	1.00	1.20	6.50	7.80	39,312							
2	1700	C	1STORY OFF	0		CG	23.00	70.00	1,575.00	SF		1.00	1.00	1.00	6.50	6.50	10,238							
3	1000	C	VACANT COMME	0		*CG	105.00	105.00	11,025.00	SF		1.00	1.00	1.00	1.75	1.75	19,294							

REVIEW DATE 01/11/2023 BY CP Total Acres: 0.40 Total Land Value: 68,844 Market: 0 Agricultural: 0 Common: 68,844 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

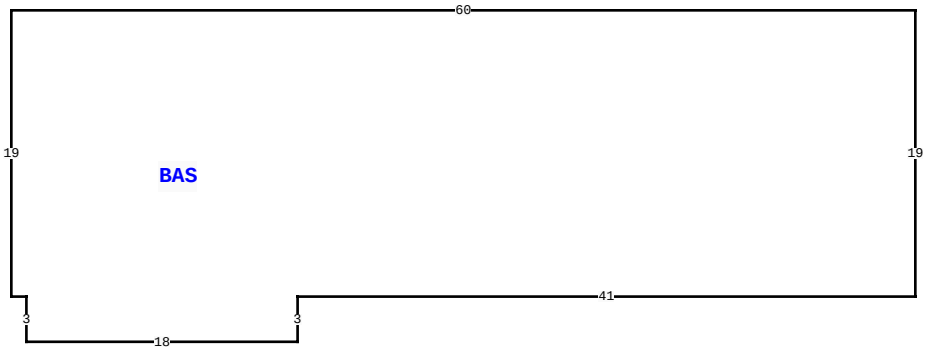
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	1,194	100		1,194	46,793
TOTALS	1,194			1,194	46,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,194	105.9240	78.38	93,586	1971	1971	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 2023 Heated Area: 1194 HX Base Yr



255 SW 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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INCOME VALUE	
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1319/2785	8/09/2016	WD	U	I	30	290,000
GRANTOR: I LIVE MY DENTIST LLC						
GRANTEE: MELANIE HOLDEN DMD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S19 E1 S3 E18 N3 E41 N19$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/11/2023 BY CP Total Acres: 0.40 Total Land Value: 68,844 Market: 0 Agricultural: 0 Common: 68,844 PRINTED 11/17/2026 BY SYS