C DIV: ALL BLOCK 61 & S DIV: LO
3 & LOTS 24 THRU THRU 26 BLOCK 3

MIDDLETON JAMES SCOTT/MIDDLETON PATRICIA
347 SW MAIN BLVD STE 102
LAKE CITY, FL 32025

**2027**

**00-00-00-12821-000**

## BUILDING CHARACTERISTICS

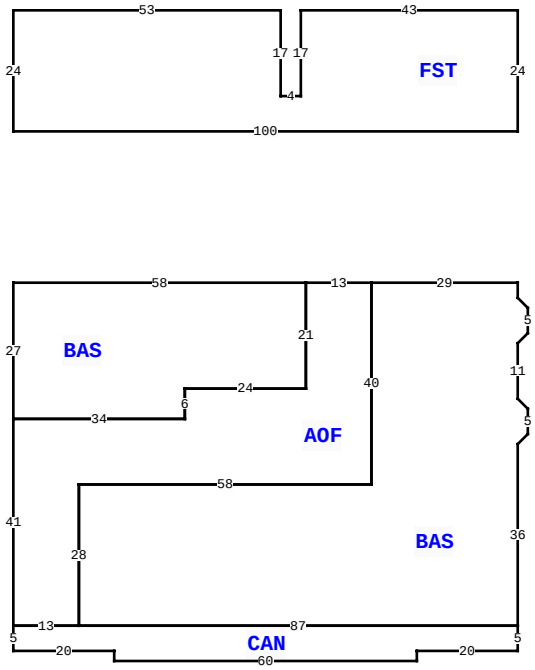
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 10 | TERRAZZO 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 7 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 12 100 |
| RMS | | 6 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 08 | 08 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 32317.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| AOF | 1,782 | 110 | | 1,960 | 95,205 |
| BAS | 1,422 | 100 | | 1,422 | 69,073 |
| BAS | 3,624 | 100 | | 3,624 | 176,033 |
| CAN | 620 | 30 | | 186 | 9,034 |
| FST | 2,332 | 50 | | 1,166 | 56,638 |
| TOTALS | 9,780 | | | 8,358 | 405,983 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7800 | 04 | 8,358 | 116.7309 | 66.54 | 556,141 | 2003 | 2003 | 0 | 0 | 0 | 27.00 | 73.00 |

2 EXCEP STOR 0% - 0 Heated Area: 6828 HX Base Yr




347 SW MAIN BLVD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/11/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 | 405,983 |
| TOTAL MARKET OB/XF VALUE | 21,770 |
| TOTAL LAND VALUE - MARKET | 170,294 |
| TOTAL MARKET VALUE | 598,047 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 598,047 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 598,047 |
| TOTAL JUST VALUE | 598,047 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 598,047 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2547 | COMMERCIAL | 2,081 | 12/20/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0974/0468 | 2/06/2003 | WD | U | I | | 130,000 |
| GRANTOR: JAMES SCOTT & PATRICI | | | | | | |
| GRANTEE: JOEL E ROSENFELD ( | | | | | | |
| 0660/0030 | 8/23/1988 | WD | U | I | | 107,000 |
| GRANTOR: DAVE MANGRUM PLUMB | | | | | | |
| GRANTEE: MIDDLETON JAMES S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 AOF= W13 BAS= W58 S27 E34 N6 E24 N21 $ S21 W24 S6 W34 S41 E13 N28 E58 N40$ S40 W58 S28 CAN= W13 S5 E20 S2 E60 N2 E20 N5 W87$ E87 N36 R2 U2 N5 U2 L2 N11 R2 U2 N5 U2 L2 N3$ PTR= N30 FST= N24 W43 S17 W4 N17 W53 S24 E100$ S30$.

## 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 | 17,076.00 | UT | 1.10 | 1.10 | 100 | 2003 | 2003 | 3 | 100 | 18,784 | |
| 2 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2003 | 2003 | 3 | 100 | 2,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 493.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 986 | |

## LAND DESCRIPTION

TOTAL OB/XF 21,770

| 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 | | CG | 0.00 | 0.00 | 29,110.00 | SF | | 1.00 | 1.00 | 0.90 | 6.50 | 5.85 | 170,294 | | | | | | | |

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.67 Total Land Value: 170,294 Market: 0 Agricultural: 0 Common: 170,294 PRINTED 11/16/2026 BY SYS