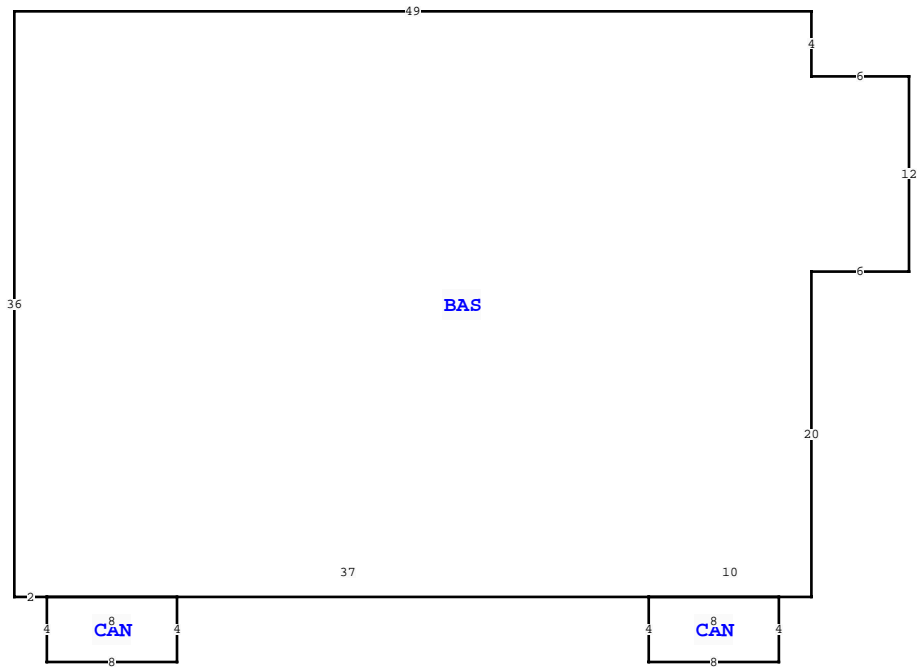


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		4	100
Frame	02	WOOD FRAME	100
Story Height		9	100
RMS		7	100
Stories	1.	1.	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	
CAN	32	30	
CAN	32	30	
TOTALS	1,900		
TOTALS		1,856	84,807

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE RETL	0%	- 0									Heated Area: 1836 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			84,807
TOTAL MARKET OB/XF VALUE			11,004
TOTAL LAND VALUE - MARKET			60,775
TOTAL MARKET VALUE			156,586
SOH/AGL Deduction			0
ASSESSED VALUE			156,586
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			156,586
TOTAL JUST VALUE			156,586
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			158,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0359	REMODEL	0	07/23/2020
13-205	MAINT/ALTR	50	05/06/2013
3703	ADDN COMM	180	04/21/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/1856	9/28/2018	WD	Q	I	01	162,500
GRANTOR: DG4 LLC						
GRANTEE: RADERCELL LLC						
1226/2328	12/21/2011	WD	U	I	12	212,500
GRANTOR: COLUMBIA BANK						
GRANTEE: DG4 LLC						

EXTRA FEATURES		461 SW MAIN BLVD, LAKE CITY															
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
1	0166	CONC,PAVMT	0	0	0	0	1,860.00	UT	3.00	3.00	100	2006	2006	3	100	5,580	
2	0260	PAVEMENT-A	0	0	0	0	3,390.00	UT	1.60	1.60	100	2021	2020		100	5,424	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/09/2024	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W49 S36 E2 E37 E10 N20 E6 N12 W6 N4 \$													
CAN=[ORIG=-47,36] S4 E8 N4 W8 \$													
CAN=[ORIG=-10,36] S4 E8 N4 W8 \$													

LAND DESCRIPTION														TOTAL OB/XF 11,004										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	130.00	68.00	8,840.00	SF		1.00	1.00	1.25	5.50	6.88	60,775							