S DIV: LOTS 15, 16, 17 & 18 BLOC
321-201, 631-477, WD 1224-184, Q

INSURANCE ADVOCATE SERVICES LLC
439 SW MAIN BLVD
LAKE CITY, FL 32025

2027

00-00-00-13847-000

BUILDING CHARACTERISTICS

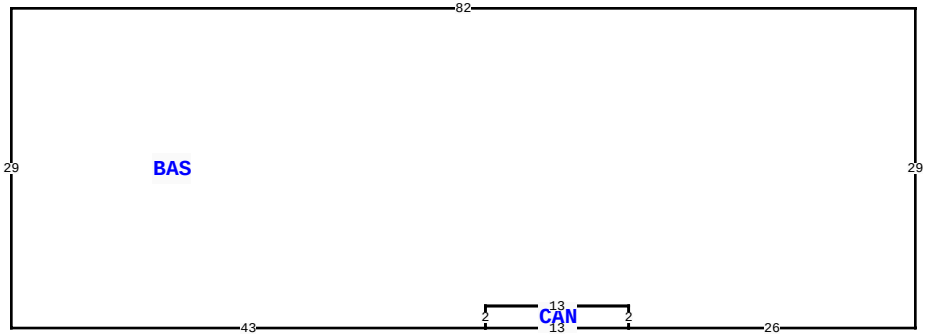
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		11 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,352	100		2,352	90,846
CAN	26	30		8	309
TOTALS	2,378			2,360	91,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,360	104.3910	77.25	182,310	1974	1974	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2024 Heated Area: 2352 HX Base Yr



439 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	0166	CONC,PAVMT	0	0	33	100	1.00	UT	0.00	0.00	100	0	0	3	100	4,224	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	91,155
TOTAL MARKET OB/XF VALUE	4,724
TOTAL LAND VALUE - MARKET	58,012
TOTAL MARKET VALUE	153,891
SOH/AGL Deduction	0
ASSESSED VALUE	153,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,891
TOTAL JUST VALUE	153,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045079	Roof Replacement	15,000	07/29/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2700	2/16/2023	QC	U	I	11	100
GRANTOR: PARRISH COLTON						
GRANTEE: INSURANCE ADVOCATE						
1469/2046	6/22/2022	WD	U	I	37	388,000
GRANTOR: WENDELL W WHEELER FAM						
GRANTEE: PARRISH COLTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W82 S29 E43 CAN= E13 N2W13S2$ N2 E13 S2 E26 N29 $.

LAND DESCRIPTION

TOTAL OB/XF 4,724

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	105.00	68.00	7,140.00	SF		1.00	1.00	1.25	6.50	8.13	58,012							

REVIEW DATE 03/05/2026 BY JB Total Acres: 0.16 Total Land Value: 58,012 Market: 0 Agricultural: 0 Common: 58,012 PRINTED 11/17/2026 BY SYS