S DIV: THE W 100 FT OF LOT 2 BLO
S/D. EX RD R/W DESC AS: BEG SW C
2, E 25 FT, NW TO W LINE OF LOT

MAIN BLVD RENTAL LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

**2027**

**00-00-00-13865-000**

## BUILDING CHARACTERISTICS

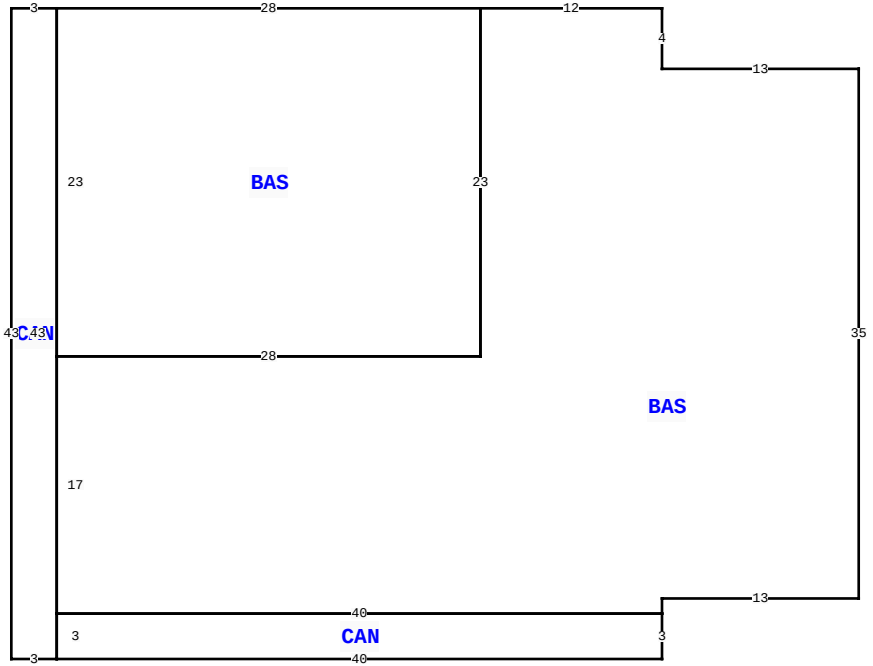
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 60 |
| Exterior Wall | 15 | CONC BLOCK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 06 | CUST PANEL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 6 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 3 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 04 | 04 |
| DOR CODE | 2100 | RESTAURANT/CAFE |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 32317.030 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 644 | 100 | | 644 | 29,550 |
| BAS | 1,411 | 100 | | 1,411 | 64,744 |
| CAN | 120 | 30 | | 36 | 1,652 |
| CAN | 129 | 30 | | 39 | 1,790 |
| TOTALS | 2,304 | | | 2,130 | 97,735 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5600 | 04 | 2,130 | 119.1813 | 91.77 | 195,470 | 1968 | 1985 | 0 | 0 | 0 | 50.00 | 50.00 |

1 RESTAURANT 0% - 0 Heated Area: 2055 HX Base Yr




135 SW BAYA DR, 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 81 | 81 | 6,561.00 | UT | 1.00 | 1.00 | 50 | 0 | 0 | 3 | 50 | 3,281 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 700 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 97,735 |
| TOTAL MARKET OB/XF VALUE | 4,481 |
| TOTAL LAND VALUE - MARKET | 56,549 |
| TOTAL MARKET VALUE | 158,765 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 158,765 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 158,765 |
| TOTAL JUST VALUE | 158,765 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 158,765 |

SALE:1:1: W 100 FT LOT 2 BLOCK 1 AVONDALE (BAYA AV

LAND:1:1: ADJ;4 COR

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19-0530 | REMODEL | 104 | 10/01/2019 |
| 422 | REMODEL | 20 | 04/27/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1378/1053 | 2/13/2019 | WD | Q | I | 01 | 149,500 |
| GRANTOR: DONALD GORDON PHILPOT | | | | | | |
| GRANTEE: MAIN BLVD RENTAL LL | | | | | | |
| 0803/2256 | 2/16/1995 | WD | Q | I | 03 | 135,000 |
| GRANTOR: MARY ANN PHILPOT | | | | | | |
| GRANTEE: DONALD GORDON PHILP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 N4 W12 S23 W28 S17 E40 N1 E13 N35 $
BAS=[ORIG=-25,-4] W28 S23 E28 N23 $
CAN=[ORIG=-53,36] S3 E40 N3 W40 $
CAN=[ORIG=-53,-4] W3 S43 E3 N43 $
.

## LAND DESCRIPTION

TOTAL OB/XF 4,481

| 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 | 2100 | C | RESTAURANT | 0 | | CG | 70.00 | 98.00 | 8,568.00 | SF | | 1.00 | 1.00 | 1.20 | 5.50 | 6.60 | 56,549 | | | | | | | |

REVIEW DATE 03/04/2026 BY JB Total Acres: 0.20 Total Land Value: 56,549 Market: 0 Agricultural: 0 Common: 56,549 PRINTED 11/16/2026 BY SYS