

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

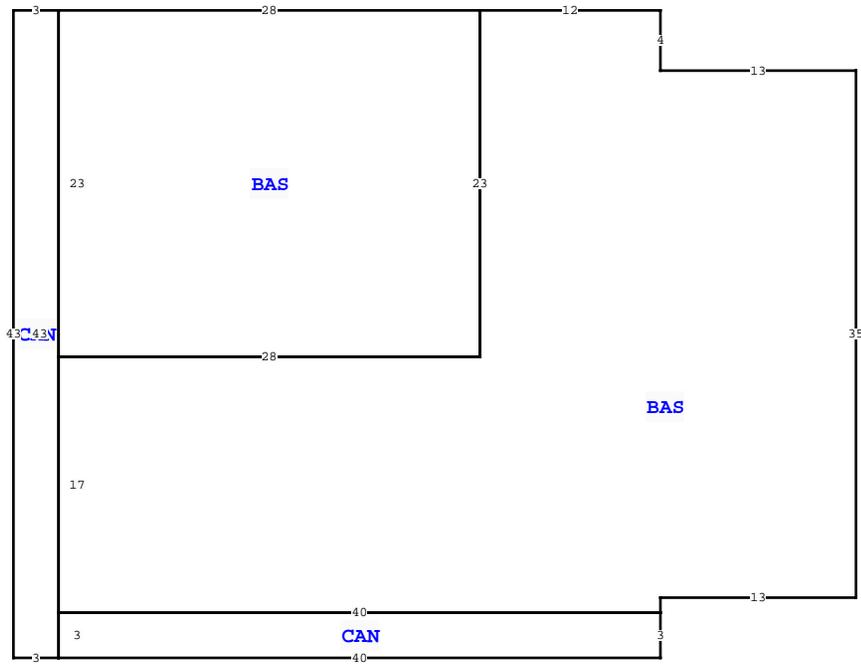
MAIN BLVD RENTAL LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

00-00-00-13865-000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floor	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
BAS	644	100
BAS	1,411	100
CAN	120	30
CAN	129	30
TOTALS	2,304	101,548

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RESTAURANT	0%	- 0									
Heated Area: 2055 HX Base Yr												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		101,548
TOTAL MARKET OB/XF VALUE		4,481
TOTAL LAND VALUE - MARKET		46,267
TOTAL MARKET VALUE		152,296
SOH/AGL Deduction		0
ASSESSED VALUE		152,296
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		152,296
TOTAL JUST VALUE		152,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,483

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	Q	I	01	149,500
GRANTOR: DONALD GORDON PHILPOT						
GRANTEE: MAIN BLVD RENTAL LL						
0803/2256	2/16/1995	WD Q	Q	I	03	135,000
GRANTOR: MARY ANN PHILPOT						
GRANTEE: DONALD GORDON PHILP						

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

TOTAL OB/XF												
4,481												

BUILDING NOTES												
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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																								
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	2100	C	RESTAURANT	0		CG	70.00	98.00	8,568.00	SF		1.00	1.00	1.20	4.50	5.40	46,267							