

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

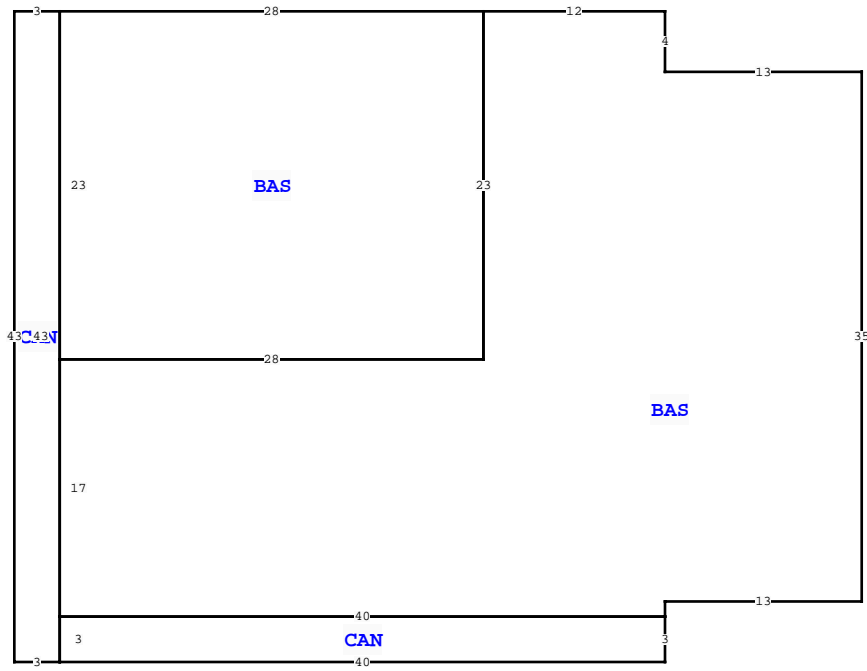
MAIN BLVD RENTAL LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

00-00-00-13865-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	YEAR
BAS	644	100	
BAS	1,411	100	
CAN	120	30	
CAN	129	30	
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
1	RESTAURANT	0%	- 0								
Heated Area: 2055 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 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		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	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						

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	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	
TOTAL OB/XF 4,481																	

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	5.50	6.60	56,549							