

S DIV: COMM SE COR OF LOT 9, BLK  
ADDN'T #4, RUN N 153.18 FT. TO S  
DR, NE ALONG R/W 33.23 FT, S 171

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

**2026**

00-00-00-14090-000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 2,205 <b>TOTAL LAND VALUE - MARKET</b> 13,418 <b>TOTAL MARKET VALUE</b> 15,623 <b>SOH/AGL Deduction</b> 5,818 <b>ASSESSED VALUE</b> 9,805 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 9,805 <b>TOTAL JUST VALUE</b> 15,623 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 8,914																							
																				<b>PERMIT NUM</b> 1732 <b>DESCRIPTION</b> COMMERCIAL <b>AMT</b> 234 <b>ISSUED</b> 01/31/2000																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1468/769</td> <td>6/02/2022</td> <td>WD</td> <td>U</td> <td>I</td> <td>37</td> <td>1,150,000</td> </tr> </tbody> </table> GRANTOR: FIRST STREET LAND TRU GRANTEE: 840 MAIN BLVD LLC 1241/1334 8/31/2012 TD Q I 01 752,600 GRANTOR: MARTHA JANE CARTER SU GRANTEE: JOEL F FOREMAN AS T										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1468/769	6/02/2022	WD	U	I	37	1,150,000
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<b>TOTALS</b>																																											
<b>EXTRA FEATURES</b>																																											
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	84.00	UT	1.50	1.50	100	1998	1998	3	100	126																												
2	0260	PAVEMENT-A	0	0	0	2,310.00	UT	0.90	0.90	100	1998	1998	3	100	2,079																												
<b>LAND DESCRIPTION</b>																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	1001	C	MISC COMMERC	0		00	0.00	0.00	4,792.00	SF		1.00	1.00	1.40	2.00	2.80	13,418																										
<b>REVIEW DATE</b> 10/25/2016 <b>BY</b> DF <b>Total Acres:</b> 0.11 <b>Total Land Value:</b> 13,418 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 13,418 <b>PRINTED 06/22/2026 BY SYS</b>																																											