

S DIV: COMM SE COR OF SW1/4 OF S  
 FT TO W R/W US-41, RUN N 188.9 F  
 N 147 FT, W 168.69 FT, N 3.1 FT

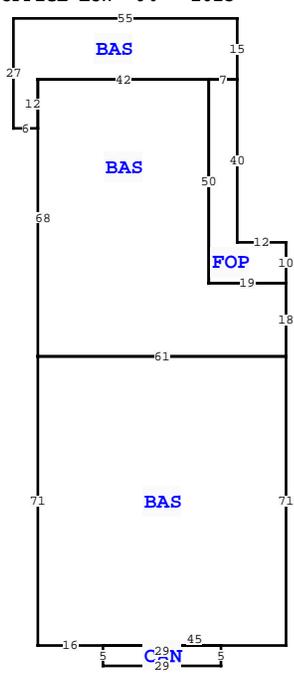
840 MAIN BLVD LLC  
 1096 SW MAIN BLVD  
 LAKE CITY, FL 32025

**2026**

00-00-00-14090-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	15	CONC BLOCK	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		21	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		18	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	32317.140	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	897	100	
BAS	3,198	100	
BAS	4,331	100	
CAN	145	30	
FOP	470	30	
TOTALS	9,041		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 2023		594,762	1979	1990	0	0	50.00	50.00	Heated Area: 8426 HX Base Yr	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	1	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE		418,704				
TOTAL MARKET OB/XF VALUE		23,819				
TOTAL LAND VALUE - MARKET		182,650				
TOTAL MARKET VALUE		625,173				
SOH/AGL Deduction		0				
ASSESSED VALUE		625,173				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		625,173				
TOTAL JUST VALUE		625,173				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		614,146				
PRMT:1:1: INTERIOR RENOVATIONS TO WELLS FARGO						
LAND:2:1: BACK PORTION						
SALE:1:1: \$.70 STAMPS						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000045021	Electrical Servic	0	07/22/2022			
20-0524	MAINT/ALTR	205	09/22/2020			
462	REMODEL	381	09/25/2012			
2595	REMODEL	278	03/31/2003			
SALES DATA						
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
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W42 S68 BAS= S71 E16 CAN= S5 E29 N5 W29\$ E45 N71 W61\$ E61 N18 FOP= N10 W12 N40W7 S50 E19\$ W19 N50 BAS= E7 N15 W55 S27 E6 N12 E42\$.						

EXTRA FEATURES														826 SW MAIN BLVD, LAKE CITY			
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	0260	PAVEMENT-A	0	0	0	0	20,994.00	UT	0.90	0.90	100	0	0	3	100	18,895	
2	0166	CONC, PAVMT	0	0	0	0	2,149.00	UT	1.50	1.50	100	0	0	3	100	3,224	
3	0140	CLFENCE	6	0	0	0	200.00	UT	8.50	8.50	100	0	0	3	100	1,700	
TOTAL OB/XF																23,819	

LAND DESCRIPTION														TOTAL OB/XF										
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	1700	C	1STORY OFF	0		CG	0.00	0.00	37,700.00	SF		1.00	1.00	1.00	4.50	4.50	169,650							
2	1700	C	1STORY OFF	0		CG	147.00	250.00	13,000.00	SF		1.00	1.00	1.00	1.00	1.00	13,000							

