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

2027

00-00-00-14090-001

BUILDING CHARACTERISTICS

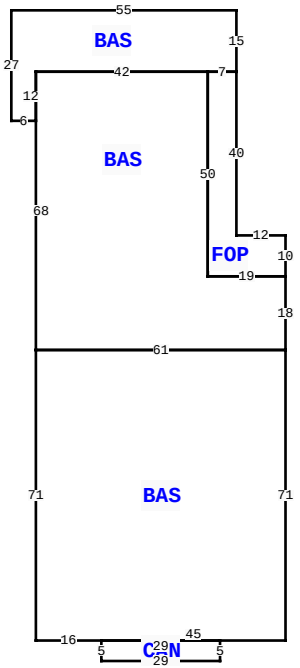
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	897	100		897	30,162
BAS	3,198	100		3,198	107,533
BAS	4,331	100		4,331	145,630
CAN	145	30		44	1,480
FOP	470	30		141	4,741
TOTALS	9,041			8,611	289,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	8,611	90.8820	67.25	579,090	1979	1990	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2023 Heated Area: 8426 HX Base Yr



826 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	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	0	200.00	UT	8.50	8.50	100	0	0	3	100	1,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	407,677
TOTAL MARKET OB/XF VALUE	23,819
TOTAL LAND VALUE - MARKET	233,350
TOTAL MARKET VALUE	664,846
SOH/AGL Deduction	0
ASSESSED VALUE	664,846
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	664,846
TOTAL JUST VALUE	664,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	664,846

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$.

LAND DESCRIPTION

TOTAL OB/XF 23,819

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	1700	C	1STORY OFF	0		CG	0.00	0.00	37,700.00	SF		1.00	1.00	1.00	5.50	5.50	207,350							
2	1700	C	1STORY OFF	0		CG	147.00	250.00	13,000.00	SF		1.00	1.00	1.00	2.00	2.00	26,000							

REVIEW DATE 03/04/2026 BY ME Total Acres: 1.16 Total Land Value: 233,350 Market: 0 Agricultural: 0 Common: 233,350 PRINTED 11/17/2026 BY SYS

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

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1096 SW MAIN BLVD
LAKE CITY, FL 32025

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BUILDING CHARACTERISTICS

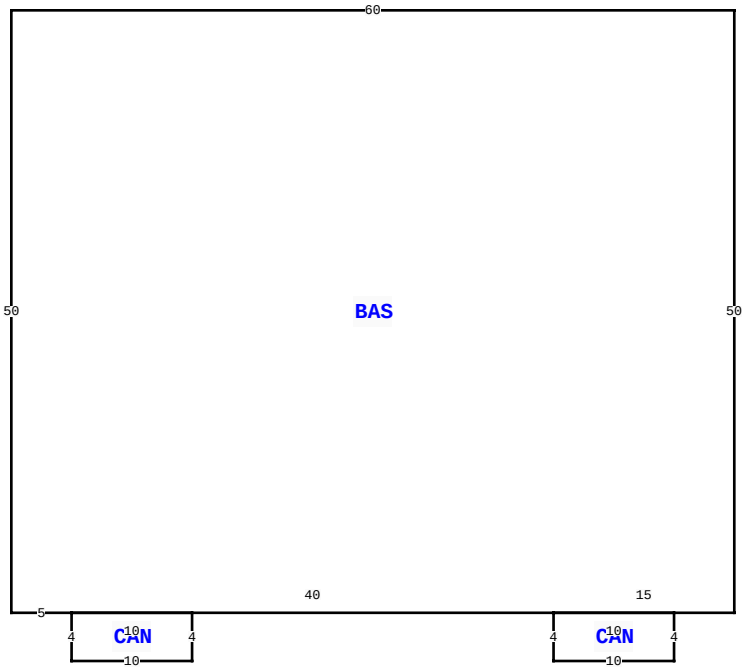
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Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	117,195
CAN	40	30		12	469
CAN	40	30		12	469
TOTALS	3,080			3,024	118,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,024	105.5829	78.13	236,265	1983	1983	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 2023 Heated Area: 3000 HX Base Yr



826 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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INCOME VALUE	
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GRANTOR: MARTHA JANE CARTER SU						
GRANTEE: JOEL F FOREMAN AS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S50 E5 CAN= S4 E10 N4 W10$ E40 CAN= S4 E10 N4 W10$ E15 N50$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/04/2026 BY ME Total Acres: 1.16 Total Land Value: 233,350 Market: 0 Agricultural: 0 Common: 233,350 PRINTED 11/17/2026 BY SYS