S DIV: LOTS 1, 2, 3, 4 BLOCK D P
ORB 434-343, 872-1098, 873-272,

M J SCHLINK PROPERTIES LLC
485 SE COUNTRY CLUB DR
LAKE CITY, FL 32025

2027

00-00-00-14240-000

BUILDING CHARACTERISTICS

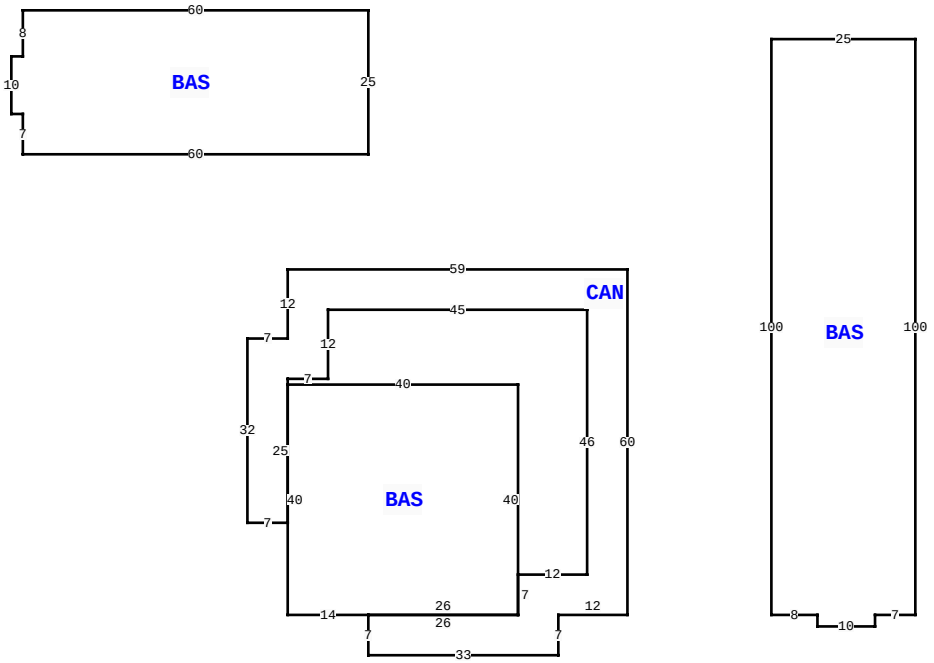
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		18 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100		1,520	66,629
BAS	1,600	100		1,600	70,136
BAS	2,520	100		2,520	110,464
CAN	1,407	30		422	18,499
TOTALS	7,047			6,062	265,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	6,062	118.4730	87.67	531,456	1980	1990	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 5640 HX Base Yr



1009 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	265,728
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	150,562
TOTAL MARKET VALUE	418,790
SOH/AGL Deduction	0
ASSESSED VALUE	418,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	418,790
TOTAL JUST VALUE	418,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1604	MAINT/ALTR	75	03/15/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1133/0250	10/01/2007	WD	Q	I		570,000
GRANTOR: KENNETH WATSON, SAMUE						
GRANTEE: M J SCHLINK PROPERT						
0918/0138	11/28/2000	WD	Q	I	01	100
GRANTOR: SAMUEL & WILMA VANN(A						
GRANTEE: SAMUEL VANN JR & MA						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= S7 E33 N7 E12 N60 W59 S12 W7 S32 E7 N25 E7 N12 E45 S46 W12 S7 W26$ BAS= E26 N40 W40 S40 E14$ PTR=N80 BAS= N25 W60 S8W2 S10 E2 S7 E60$ S80$ PTR=E70 BAS= E8 S2 E10 N2 E7 N100 W25 S100$ W70$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	150.00	178.00	27,375.00	SF		1.00	1.00	1.00	5.50	5.50	150,562							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.63 Total Land Value: 150,562 Market: 0 Agricultural: 0 Common: 150,562 PRINTED 11/16/2026 BY SYS