

BEG NE COR OF NW1/4 OF SW1/4,  
 RUN E 181.45 FT, S 835.26 FT  
 TO N LINE SUGAR CREEK, W ALONG

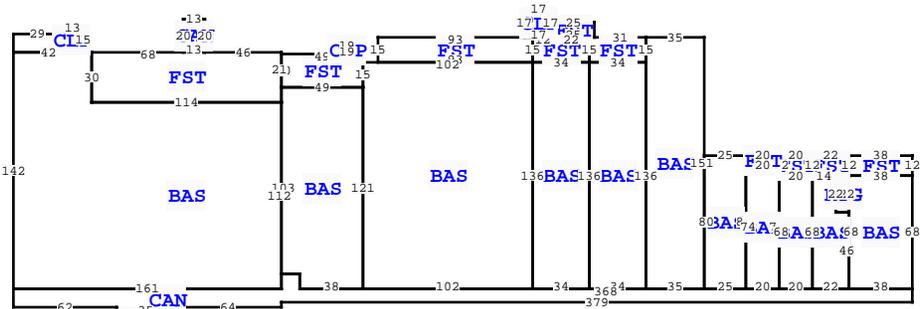
SOUTH TOWN SQUARE LLC  
 P O BOX 2095  
 LAKE CITY, FL 32056

**2026**

05-4S-17-07610-002

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	09 RIDGE FRME 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	53 100
Frame	03 MASONRY 100
Story Height	20 100
RMS	35 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Quality	03 03
DOR CODE	1600 COMMUNITY SHOPPING
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SHOP NBHD	0%	- 0									
Heated Area: 63117 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,145,351		
TOTAL MARKET OB/XF VALUE	45,607		
TOTAL LAND VALUE - MARKET	841,388		
TOTAL MARKET VALUE	2,032,346		
SOH/AGL Deduction	120,554		
ASSESSED VALUE	1,911,792		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,911,792		
TOTAL JUST VALUE	2,032,346		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,737,993		

BLDG:3:1: CHRISTAIN BOOK STORE , GYM , STORAGE FOR  
 BLDG:2:1: ECKERDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047323	Signs - New or Ex	20,000	05/25/2023
000046318	Remodel	1,400,000	01/20/2023
1061	MAINT/ALTR	795	11/12/2008
3426	REMODEL	98	09/26/2005
3356	REMODEL	323	08/22/2005
3139	REMODEL	120	12/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1140/0691	12/31/2007	TR	Q	I	01	100

GRANTOR: PATRICIA FAYE BORIS T  
 GRANTEE: SOUTH TOWN SQUARE L

1120/0405	5/16/2007	WD	Q	I	01	100
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GRANTOR: PATRICIA FAYE BORIS ( )  
 GRANTEE: PATRICIA FAYE BORIS

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W35 FST= W31 FST= N9 W25 S9 E25\$ W3 S15 E34 N15\$ S15	
BAS= W34 FST= N15W22 CLP= N17 W17 S17 E17\$ W12 S15E34\$ BAS=	
W34 FST= N15 W93 S15 E93\$ BAS= W102 FST= N5 CLP= N5 W19 S5	
E19\$ W49 S20 E49 N15 \$ S15 BAS= W49 FST= N21 W46 CAN= N20 W13	
S20 E13\$W68 S30 E114 N9\$ S9 BAS= W114 N30 W5 CLP= N15 W13 S4	
W29 S11 E42 \$ W42 S142 CAN= S11 E62 S2 E35 N2 E64 N3 E379 N8	
W368 N9 W11 S9 W161\$ E161 N112\$ S103 E11 S9 E38 N121\$ S121	
E102 N136\$ S136 E34 N136\$S136 E34 N136\$ S136 E35 BAS= E25	
BAS= E20 BAS= E20 BAS= E22 BAS= E38 N68 FST= N12 W38 S12 E38\$	
W38 S68\$ N46 KTG= N22 W8 S22 E8 \$ W8 N22 FST= E8 N12 W22 S12	
E14\$ W14 S68\$ N68 FST= N12 W20 S12 E20\$ W20 S68\$ N74 FST= N6	
W20 S6E20\$ W20 S74\$ N80 W25 S80\$ N151\$ PTR= N50 FST= N10 W68	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	21,756
BAS	1,360	100		1,360	22,415
BAS	1,480	100		1,480	24,393
BAS	2,000	100		2,000	32,964
BAS	2,584	100		2,584	42,590
BAS	4,624	100		4,624	76,213
BAS	4,624	100		4,624	76,213
BAS	5,285	100		5,285	87,107
BAS	5,830	100		5,830	96,090
BAS	13,872	100		13,872	228,638
<b>TOTALS</b>	<b>78,047</b>			<b>69,491</b>	<b>1,145,351</b>

NEIGHBORHOOD/LOC 5417.00 1.00/  
 \*\* This building has 29 Sub-Areas  
 1489 SW MAIN BLVD, LAKE CITY

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	0260	PAVEMENT-A	0	0	0	0	231,150.00	UT	0.90	0.90	20	1975	1975	3	20	41,607	
2	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2003	2003	3	100	4,000	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR		
1	1600	C	SH CTR COM	0		00	656.00	440.00	7.48	AC		1.00	1.00	0.90	125,000.00	112,500.00	841,388									