COMM AT NE COR OF NW1/4 OF
SW1/4, RUN E 181.45 FT FOR POB
RUN E 91 FT, S 161.9 FT, W

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

2026

05-4S-17-07610-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	19,431
TOTAL MARKET VALUE	19,431
SOH/AGL Deduction	3,186
ASSESSED VALUE	16,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,245
TOTAL JUST VALUE	19,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,768

SALE:1:1: 2 PARCELS ALSO 07610-007

LAND:1:1: 91 X 155.73 + 1,374 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1140/0691	12/31/2007	TR	Q	V	01	100
GRANTOR: PATRICIA FAYE BORIS T						
GRANTEE: SOUTH TOWN SQUARE L						
1120/0405	5/16/2007	WD	Q	V	01	100
GRANTOR: PATRICIA FAYE BORIS(S						
GRANTEE: PATRICIA FAYE BORIS						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	0000	C	VAC RES	0		*RSF	-291.00	156.00	15,545.00	SF		1.00	1.00	1.00	1.25	1.25	19,431							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.36 Total Land Value: 19,431 Market: 0 Agricultural: 0 Common: 19,431 PRINTED 06/22/2026 BY SYS