COMM AT NE COR OF NW1/4 OF SW1/4
FOR POB, RUN S 161.25 FT, W 169.
US-41, N ALONG R/W 138.70 FT, E

BRIDGEPORT GROUP LLC
379 SW BRIDLE CT
LAKE CITY, FL 32024

2026

05-4S-17-07610-007

BUILDING CHARACTERISTICS

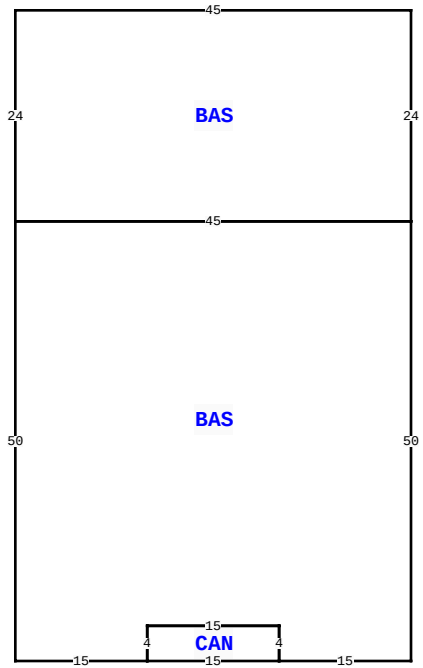
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1700	OFFICE BLD 1STY
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
BAS	1,080	100		1,080	51,058
BAS	2,190	100		2,190	103,535
CAN	60	30		18	851
TOTALS	3,330			3,288	155,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,288	118.4851	90.05	296,084	1994	1994	0	0	0	47.50	52.50

1 OFFICE LOW 0% - 0 Heated Area: 3270 HX Base Yr



1359 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	155,444
TOTAL MARKET OB/XF VALUE	7,859
TOTAL LAND VALUE - MARKET	112,388
TOTAL MARKET VALUE	275,691
SOH/AGL Deduction	0
ASSESSED VALUE	275,691
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,691
TOTAL JUST VALUE	275,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	278,808

SALE:2:1: ALSO PARCEL #07610-005

SALE:1:1: 160 FF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048220	Roof Replacement	25,000	09/20/2023
14-118	ADDN COMM	375	04/04/2014
687	MAINT/ALTR	50	04/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1566/156	4/17/2026	WD	Q	I	01	499,000
GRANTOR: POWELL RICHARD C JR						
GRANTEE: BRIDGEPORT GROUP LL						
0777/2370	8/02/1993	WD	Q	V		50,000
GRANTOR: HARVEY BORIS						
GRANTEE: RICHARD C POWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 W45 S24 E45$ BAS= W45 S50 E15 CAN= E15 N4 W15 S4$ N4 E15 S4 E15 N50$.

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	0166	CONC,PAVMT	0	0	0	0	4,906.00	UT	1.50	1.50	100	0	0	3	100	7,359	
2	0296	SHED METAL	0	0	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 7,859

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		00	138.00	166.00	24,975.00	SF		1.00	1.00	1.00	4.50	4.50	112,388							

REVIEW DATE 10/16/2023 BY JS Total Acres: 0.57 Total Land Value: 112,388 Market: 0 Agricultural: 0 Common: 112,388 PRINTED 05/07/2026 BY SYS