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

**2027**

**05-4S-17-07610-007**

## BUILDING CHARACTERISTICS

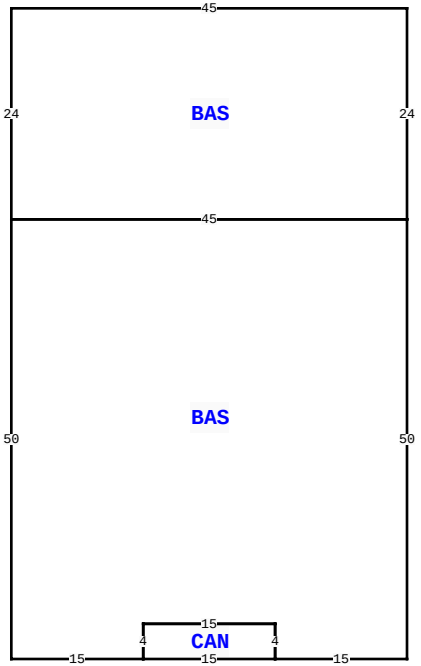
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Ceiling | 02 | F.NOT SUS 100 |
| 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 | 72,914 |
| BAS | 2,190 | 100 | | 2,190 | 147,855 |
| CAN | 60 | 30 | | 18 | 1,215 |
| TOTALS | 3,330 | | | 3,288 | 221,985 |

## 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 | 87.68 | 288,292 | 1994 | 2005 | 0 | 0 | 0 | 23.00 | 77.00 |

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 | 05/11/2026 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 221,985 |
| TOTAL MARKET OB/XF VALUE | 7,859 |
| TOTAL LAND VALUE - MARKET | 137,362 |
| TOTAL MARKET VALUE | 367,206 |
| SOH/AGL Deduction | 40,975 |
| ASSESSED VALUE | 326,231 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 326,231 |
| TOTAL JUST VALUE | 367,206 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 296,574 |

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$.

## 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 | 5.50 | 5.50 | 137,362 | | | | | | | |

REVIEW DATE 09/14/2026 BY TP Total Acres: 0.57 Total Land Value: 137,362 Market: 0 Agricultural: 0 Common: 137,362 PRINTED 11/16/2026 BY SYS