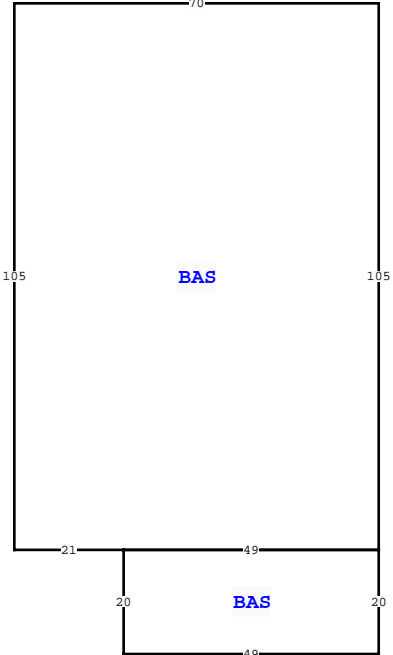


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		9	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		10	100
Stories	0	0	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
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
BAS	980	100	
BAS	7,350	100	
TOTALS	8,330		8,330 250,650

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 0									Heated Area: 8330 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1		STANDARD
BUILDING MARKET VALUE	Tax Dist:		564,785
TOTAL MARKET OB/XF VALUE			23,946
TOTAL LAND VALUE - MARKET			243,625
TOTAL MARKET VALUE			832,356
SOH/AGL Deduction			0
ASSESSED VALUE			832,356
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			832,356
TOTAL JUST VALUE			832,356
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			832,356
BLDG:2:1: CHANGES THAT WERE MADE IN90 NOT FEED IN			
SALE:2:1: THE TOMPKINS WERE PARTNER OWNERS ALREADY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-228	NEW METAL ROOF		11/08/2023
20-0138	MAINT/ALTR	143	03/11/2020
17-0546	COMMERCIAL	0	05/25/2017
4011	MAINT/ALTR	175	11/14/2006
1007	ADDN COMM	310	06/24/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0795	3/29/2018	WD	U	I	30	950,000
GRANTOR: CAT PROPERTIES OF LAK						
GRANTEE: MAIN BLVD RENTAL LL						
1150/1305	5/05/2008	WD	Q	I		900,000
GRANTOR: TOMPKINS-BREWER PROPE						
GRANTEE: CAT PROPERTIES OF L						

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	836	
2	0260	PAVEMENT-A	0	0	0	0	28,610.00	UT	1.10	1.10	70	0	0	3	70	22,030	
3	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50	7.50	100	0	0	3	100	1,080	

TOTAL OB/XF													
23,946													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W70 S105 E21 BAS= S20 E49 N20 W49\$ E49 N105\$.													

LAND DESCRIPTION																								
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	CONSRV
1	1700	C	1STORY OFF	0		00	192.00	250.00	42,010.00	SF		1.00	1.00	1.00	4.50	4.50	189,045							
2	1700	C	1STORY OFF	0		00	0.00	0.00	54,580.00	SF		1.00	1.00	1.00	1.00	1.00	54,580							

COMM SE COR OF LAKE VILLAS S/D
UNIT 5, RUN S 463.47 FT FOR
POB, RUN E 472.03 FT TO W R/W

MAIN BLVD RENTAL LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

05-4S-17-07651-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	04 BUILT-UP 80
Roof Cover	12 MODULAR MT 20
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	10 100
Frame	03 MASONRY 100
Story Height	8 100
RMS	15 100
Stories	0 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		9,329	86.4864	64.00	597,056	1976	1990		0	50.00	50.00	

2 OFFICE LOW 0% - 0
Heated Area: 9188
HX Base Yr

Diagram shows a building footprint with various rooms and areas labeled with codes like C⁶N, U⁶P, and BAS. Dimensions and area values are indicated throughout the plan.

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 2 of 3
VALUATION BY		STANDARD
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TOTAL MARKET VALUE		832,356
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ASSESSED VALUE		832,356
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		832,356
TOTAL JUST VALUE		832,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		832,356

Quality	05 05				
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	9,188	100		9,188	294,016
CAN	30	30		9	288
CAN	66	30		20	640
CAN	80	30		24	768
CAN	252	30		76	2,432
UOP	30	20		6	192
UOP	30	20		6	192
TOTALS	9,676			9,329	298,528

EXTRA FEATURES				
340 SW ETHERIDGE GLN, LAKE CITY				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q /	V / I	RSN CD	SALE PRICE
1357/0795	3/29/2018	WD U		I	30	950,000
GRANTOR: CAT PROPERTIES OF LAK						
GRANTEE: MAIN BLVD RENTAL LL						
1150/1305	5/05/2008	WD Q		I		900,000
GRANTOR: TOMPKINS-BREWER PROPE						
GRANTEE: CAT PROPERTIES OF L						

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

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=	W10	UOP= N5 W6 S5 E6\$ W18 S13 W12 CAN= N5W6 S5 E6\$ W17 S177 E16 CAN= E22 N3 W22 S3\$ N3 E22 S3 E13 N68 CAN= E7 N10 W8 S10 E1\$ W1 N71CAN= N6 W42 S6 E42\$ W42 N6 E49 N13 UOP= E5 N6 W5 S6\$ N32\$.

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	CONSRV

