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

2027

05-4S-17-07651-001

BUILDING CHARACTERISTICS

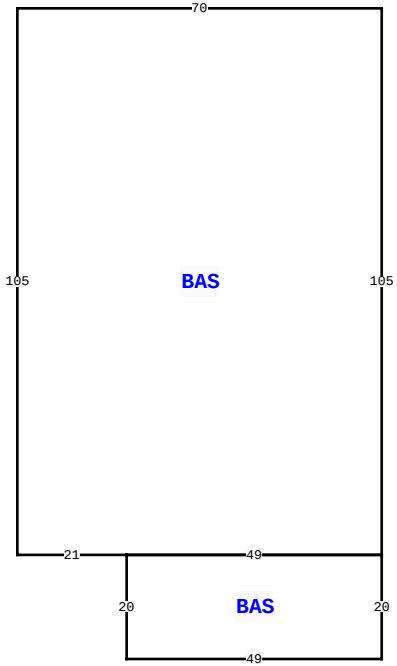
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	29,488
BAS	7,350	100		7,350	221,162
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
4900	04	8,330	81.3186	60.18	501,299	1976	1990	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 8330 HX Base Yr



340 SW ETHERIDGE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	564,785
TOTAL MARKET OB/XF VALUE	23,946
TOTAL LAND VALUE - MARKET	340,215
TOTAL MARKET VALUE	928,946
SOH/AGL Deduction	0
ASSESSED VALUE	928,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	928,946
TOTAL JUST VALUE	928,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	928,946

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S105 E21 BAS= S20 E49 N20 W49$ E49 N105$.

LAND DESCRIPTION

TOTAL OB/XF 23,946

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	192.00	250.00	42,010.00	SF		1.00	1.00	1.00	5.50	5.50	231,055							
2	1700	C	1STORY OFF	0		00	0.00	0.00	54,580.00	SF		1.00	1.00	1.00	2.00	2.00	109,160							

REVIEW DATE BY Total Acres: 2.22 Total Land Value: 340,215 Market: 0 Agricultural: 0 Common: 340,215 PRINTED 11/16/2026 BY SYS

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

2027

05-4S-17-07651-001

BUILDING CHARACTERISTICS

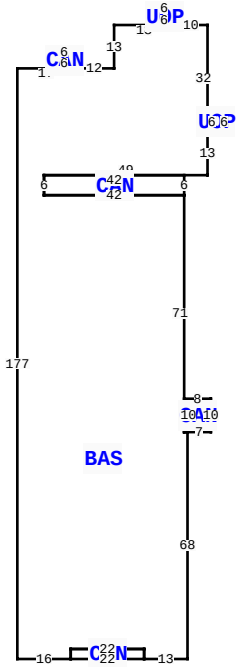
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 80
Roof Cover	12	MODULAR MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	9,329	86.4864	64.00	597,056	1976	1990	0	0	0	50.00	50.00

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



340 SW ETHERIDGE GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
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ASSESSED VALUE	928,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	928,946
TOTAL JUST VALUE	928,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	928,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

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 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

REVIEW DATE BY Total Acres: 2.22 Total Land Value: 340,215 Market: 0 Agricultural: 0 Common: 340,215 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

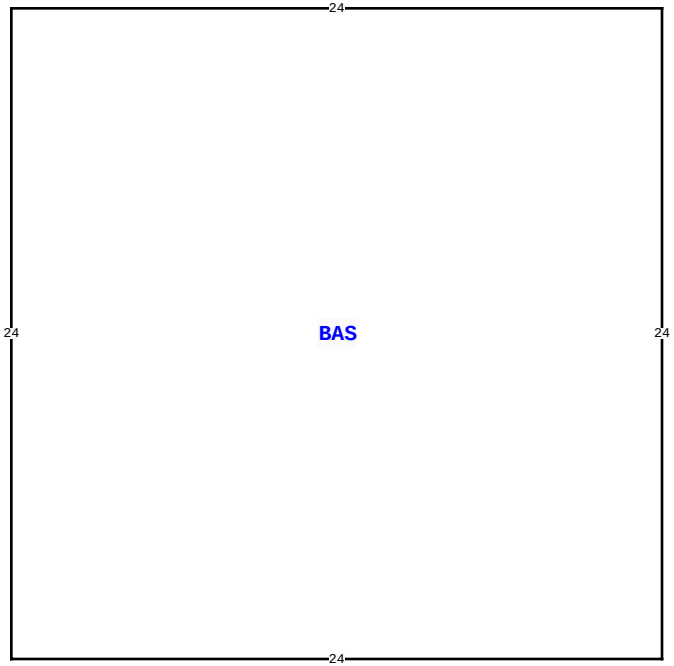
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Roof Cover	00	N/A 0
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	15,607
TOTALS	576			576	15,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	576	112.9000	67.74	39,018	1980	1990	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 576 HX Base Yr



340 SW ETHERIDGE GLN, LAKE CITY

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

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	928,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: MAIN BLVD RENTAL LL						
1150/1305	5/05/2008	WD	Q	I		900,000
GRANTOR: TOMPKINS-BREWER PROPE						
GRANTEE: CAT PROPERTIES OF L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 E24 N24$.

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

REVIEW DATE BY Total Acres: 2.22 Total Land Value: 340,215 Market: 0 Agricultural: 0 Common: 340,215 PRINTED 11/16/2026 BY SYS