COMM SE COR OF LAKE VILLAS S/D U
412.49 FT, E 220.96 FT FOR POB,
E 247.09 FT TO W R/W US-41, SW'L

RMPM PROPERTIES LLC
944 SW HOPE HENRY ST
LAKE CITY, FL 32024

2026

05-4S-17-07651-002

BUILDING CHARACTERISTICS

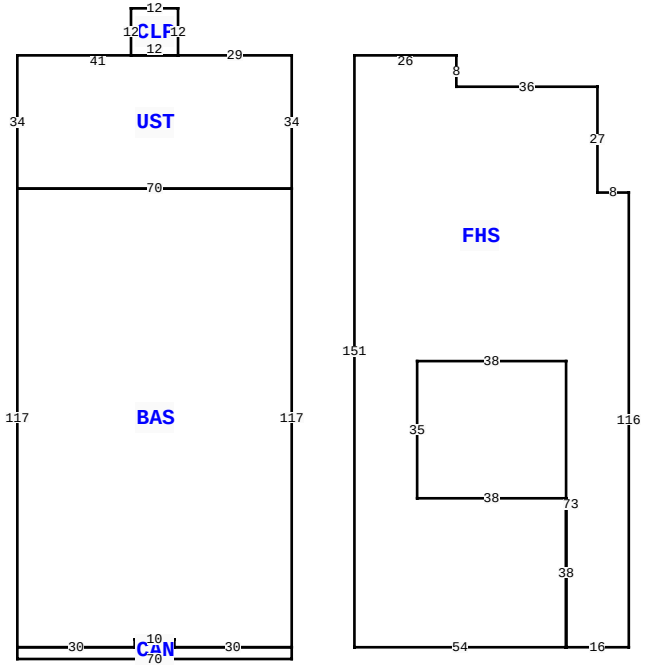
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		20 100
RMS		4 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	8,170	100		8,170	248,237
CAN	230	30		69	2,096
CLP	144	40		58	1,762
FHS	8,672	30		2,602	79,059
UST	2,380	40		952	28,925
TOTALS	19,596			11,851	360,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	11,851	112.5408	50.64	600,135	1975	1975	0	0	0	40.00	60.00

2 PREF M B R 0% - 2022 Heated Area: 16842 HX Base Yr



1052 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	360,081
TOTAL MARKET OB/XF VALUE	3,644
TOTAL LAND VALUE - MARKET	143,798
TOTAL MARKET VALUE	507,523
SOH/AGL Deduction	0
ASSESSED VALUE	507,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	507,523
TOTAL JUST VALUE	507,523
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	481,377

SALE:1:1: SEE PRCL NOTE

XFOB:1:1: LOADING DOCK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/308	11/18/2021	WD	Q	I	01	499,000
GRANTOR: ETHERIDGE FAMILY LLC						
GRANTEE: RMPM PROPERTIES LLC						
1437/2653	5/07/2021	WD	U	I	11	100
GRANTOR: ETHERIDGE GEORGE B						
GRANTEE: ETHERIDGE FAMILY LL						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W29 CLP= N12 W12 S12 E12$ W41 S34 BAS= S117 CAN= S3 E70 N3 W30 N2 W10 S2 W30$ E30 N2 E10 S2 E30 N117 W70$ E70 N34$ PTR= E70 S113 FHS= S38 W54 N151 E26 S8 E36 S27 E8 S 116 W16 N73 W38 S35 E38$ N113 W70$.

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	280.00	UT	1.50	1.50	100	0	0	3	100	420	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,720	
3	0140	CLFENCE 6	0	0	0	0	144.00	UT	3.50	3.50	100	1993	1993	3	100	504	

LAND DESCRIPTION

TOTAL OB/XF 3,644

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	1100	C	STORE 1FLR	0		CG	105.00	249.00	26,145.00	SF		1.00	1.00	1.00	5.50	5.50	143,798							

REVIEW DATE 10/10/2019 BY ME Total Acres: 0.60 Total Land Value: 143,798 Market: 0 Agricultural: 0 Common: 143,798 PRINTED 06/22/2026 BY SYS