

COMM SE COR OF LOT 1 BLOCK 13
LAKE VILLAS S/D, RUN S 71.10
FT, E 321.43 FT FOR POB, CONT

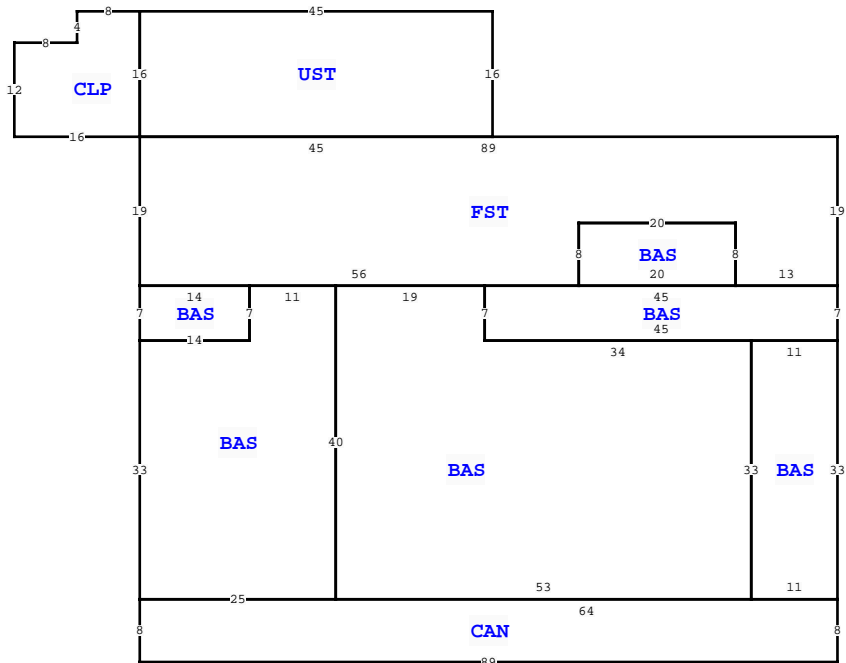
MNG PROPERTIES LLC
1010 SW MAIN BLVD, SUITE 100
LAKE CITY, FL 32025

2026

05-4S-17-07657-000

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
15	CONC BLOCK 80				
19	COMMON BRK 20				
09	RIDGE FRME 100				
04	BUILT-UP 100				
05	DRYWALL 100				
06	VINYL ASB 50				
14	CARPET 50				
01	FIN.SUSPD 100				
06	ENG CENTRL 100				
09	ENG F AIR 100				
03	MASONRY 100				
10	10 100				
4	4 100				
1.	1. 100				
0	0 100				
03	03 100				
05	05				
1100	STORES/1 STORY				
06					
5417.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	98	100		98	2,734
BAS	160	100		160	4,463
BAS	315	100		315	8,787
BAS	363	100		363	10,126
BAS	902	100		902	25,162
BAS	1,882	100		1,882	52,499
CAN	712	30		214	5,970
CLP	224	40		90	2,511
FST	1,531	50		766	21,368
UST	720	40		288	8,034
TOTALS	6,907			5,078	141,651

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE RETL	0%	0								
Heated Area: 3720 HX Base Yr											



COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY STANDARD									
Tax Group: 1 Tax Dist:									
BUILDING MARKET VALUE 141,651									
TOTAL MARKET OB/XF VALUE 1,099									
TOTAL LAND VALUE - MARKET 107,811									
TOTAL MARKET VALUE 250,561									
SOH/AGL Deduction 0									
ASSESSED VALUE 250,561									
TOTAL EXEMPTION VALUE 0									
BASE TAXABLE VALUE 250,561									
TOTAL JUST VALUE 250,561									
NCON VALUE 0									
INCOME VALUE 0									
PREVIOUS YEAR MKT VALUE 228,750									
SALE:2:1: D J'S FOOD STORE \$.60 DS									
SALE:1:1: IN SWISHER WILL FOR BENZ TO BUY AT THIS									
PERMIT NUM	DESCRIPTION	AMT	ISSUED						
0262	ADDN COMM	0	02/24/2017						
1968	REMODEL	128	12/06/2000						
SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1327/0271	12/05/2016	WD Q	Q	I	01	237,500			
GRANTOR: STEVE L & JACKIE F BR									
GRANTEE: MNG PROPERTIES LLC									
1233/2231	4/27/2012	WD U	V	11		100			
GRANTOR: 990 SW MAIN LLC									
GRANTEE: STEVE L & JACKIE F									
BUILDING NOTES									
BUILDING DIMENSIONS									
FST= N19 W89 UST= N16 E45 S16 W45\$ CLP= N16 W8 S4 W8 S12 E16\$ S19 E56 BAS= E20 N8 W20 S8\$ N8 E20 S8 E13\$ BAS= W45 S7 E45 BAS= W11 BAS= W34 N7 W19 BAS= W11 BAS= W14 S7 E14N7\$ S7 W14 S33 E25 N40\$ S40 CAN= W25 S8E89 N8 W64\$ E53 N33\$ S33 E11 N33\$ N7\$.									

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	0260	PAVEMENT-A	0	0	0	0	1.00	0.00	100	0	0	3	100	1,000	
2	0166	CONC, PAVMT	0	0	6	11	66.00	1.50	100	2001	2001	3	100	99	

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	1100	C	STORE 1FLR	0		00	141.00	138.00	19,602.00	SF		1.00	1.00	1.00	5.50	5.50	107,811							