COMM AT SW COR OF NW1/4, RUN N ALONG W LINE OF NW1/4, 976.20 FT, E 832 FT FOR POB, RUN E

MABCO LLC
1206 SW MAIN BLLVD, SUITE 101
LAKE CITY, FL 32025

2027

05-4S-17-07663-000

BUILDING CHARACTERISTICS

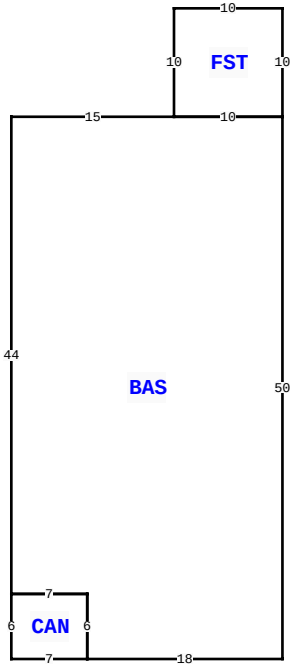
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
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	1,208	100		1,208	51,908
CAN	42	30		13	559
FST	100	50		50	2,149
TOTALS	1,350			1,271	54,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	1,271	110.1744	85.94	109,230	1966	1966	0	0	0	50.00	50.00

1 OFFICE MED 0% - 0 Heated Area: 1208 HX Base Yr



1166 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	54,615
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	110,000
TOTAL MARKET VALUE	166,215
SOH/AGL Deduction	0
ASSESSED VALUE	166,215
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,215
TOTAL JUST VALUE	166,215
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1294/1901	5/14/2015	WD	Q	I	05	215,000
GRANTOR: MICHAEL L JARRELL						
GRANTEE: MABCO LLC						
0755/0541	1/01/1992	WD	U	I	12	110,000
GRANTOR: WAYNE HAMMONS						
GRANTEE: MICHAEL JARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S44 CAN= S6 E7 N6 W7$ E7 S6 E18 N50 FST= N10 W10 S10 E10$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	1900	C	PROF BLDG	0		00	100.00	200.00	20,000.00	SF		1.00	1.00	1.00	5.50	5.50	110,000							

REVIEW DATE 09/28/2016 BY DF Total Acres: 0.46 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS