

COMM AT SW COR OF NW1/4, RUN N
976.20 FT, E 1032 FT TO W R/W
LINE OF US-41, S ALONG R/W 100

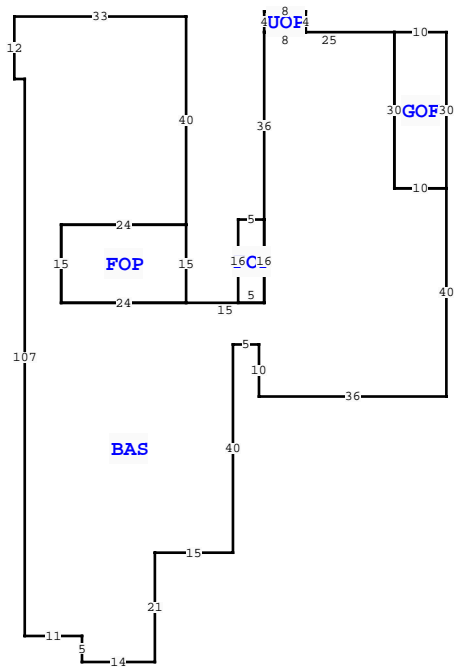
MABCO LLC
1206 SW MAIN BLVD, SUITE 101
LAKE CITY, FL 32025

2026

05-4S-17-07665-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	70
Roof Cover	12	MODULAR MT	30
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	50
Interior Floor	14	CARPET	50
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		10	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		23	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	01	01	
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
BAS	5,967	100	
FOP	80	30	
FOP	360	30	
GOF	300	125	
UOP	32	20	
TOTALS	6,739		

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: 6267	
												HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			193,986
TOTAL MARKET OB/XF VALUE			8,500
TOTAL LAND VALUE - MARKET			226,875
TOTAL MARKET VALUE			429,361
SOH/AGL Deduction			2,439
ASSESSED VALUE			426,922
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			426,922
TOTAL JUST VALUE			429,361
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			388,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/1964	6/03/2013	WD	U	I	30	200,000
GRANTOR: D B ESPENSHIP (A/K/A)						
GRANTEE: MABCO LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
GOF= W10 BAS= W25 UOP= N4 E8 S4 W8\$ S36 FOP= W5 S16 E5 N16\$ S16 W15 FOP= N15 W24 S15E24\$ W24 N15 E24 N40 W33 S12 E2 S107 E11 S5 E14 N21 E15 N40 E5 S10 E36 N40 W10 N30\$ S30 E10 N30\$.	

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	UT	17,000.00	17,000.00	50	0	3	50	8,500	

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
1	1900	C	PROF BLDG	0		CG	165.00	250.00	41,250.00	SF		1.00	1.00	1.00	5.50	5.50	226,875							

