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

2027

05-4S-17-07665-000

BUILDING CHARACTERISTICS

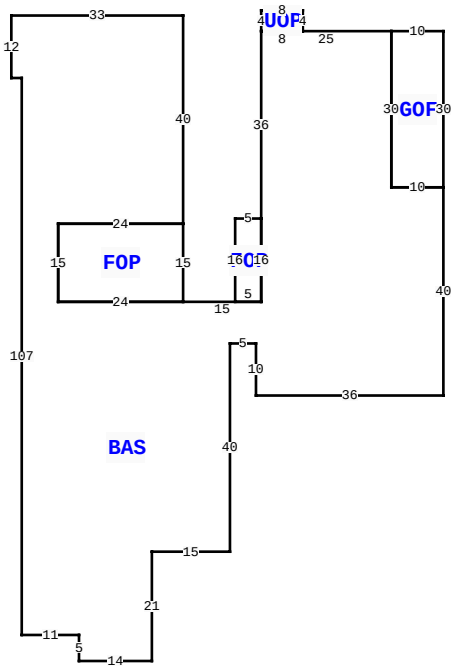
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,967	100		5,967	131,602
FOP	80	30		24	530
FOP	360	30		108	2,382
GOF	300	125		375	8,271
UOP	32	20		6	133
TOTALS	6,739			6,480	142,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	6,480	59.6122	44.11	285,833	1975	1975	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 6267 HX Base Yr



1206 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	17,000.00	17,000.00	50	0	0	3	50	8,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	0
ASSESSED VALUE	429,361
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	429,361
TOTAL JUST VALUE	429,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,361

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

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$.

LAND DESCRIPTION

TOTAL OB/XF 8,500

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		CG	165.00	250.00	41,250.00	SF		1.00	1.00	1.00	5.50	5.50	226,875							

REVIEW DATE 09/28/2016 BY DF Total Acres: 0.95 Total Land Value: 226,875 Market: 0 Agricultural: 0 Common: 226,875 PRINTED 11/17/2026 BY SYS

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

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BUILDING CHARACTERISTICS

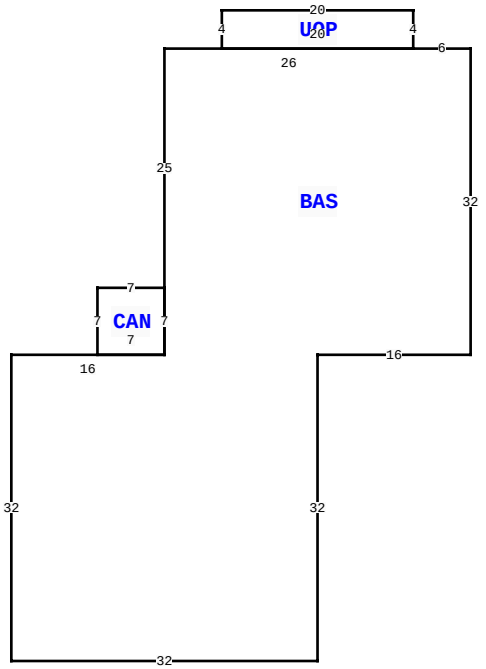
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Units		0 100
Condition Adj	02	02 100
Quality	01	01
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,048	100		2,048	50,309
CAN	49	30		15	369
UOP	80	20		16	393
TOTALS	2,177			2,079	51,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,079	66.3957	49.13	102,141	1967	1967	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 2048 HX Base Yr



1206 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

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TOTAL JUST VALUE	429,361
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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: D B ESPENSHIP (A/K/A

GRANTEE: MABCO LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N4 W20 S4 E20$ W26 S25 CAN= W7 S7E7 N7$ S7 W16 S32 E32 N32 E16 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

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