COMM SW COR OF NW1/4, RUN N
976.20 FT, E 1032 FT TO W R/W
US-41, S ALONG R/W 265 FT FOR

MCTJFC
P O BOX 2204
LAKE CITY, FL 32056

2027

05-4S-17-07669-000

BUILDING CHARACTERISTICS

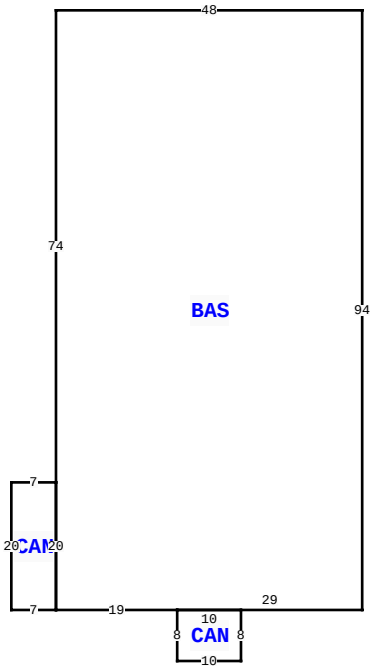
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		27 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
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	4,512	100		4,512	160,424
CAN	80	30		24	854
CAN	140	30		42	1,494
TOTALS	4,732			4,578	162,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	4,578	91.1635	71.11	325,542	1964	1964	0	0	0	50.00	50.00

1 OFFICE MED 0% - 0 Heated Area: 4512 HX Base Yr



1226 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	129	129	16,641.00	UT	0.54	0.54	80	0	0	3	80	7,189	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	162,771
TOTAL MARKET OB/XF VALUE	7,989
TOTAL LAND VALUE - MARKET	255,200
TOTAL MARKET VALUE	425,960
SOH/AGL Deduction	0
ASSESSED VALUE	425,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	425,960
TOTAL JUST VALUE	425,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	425,960

SALE:1:1: $.55 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000226	M H	25	06/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/2347	10/04/2005	WD	Q	I	06	142,400
GRANTOR: JEAN-FELERT & MARIE C						
GRANTEE: MCTJFC						
0930/0613	6/29/2001	WD	Q	I		290,000
GRANTOR: LANDRUM TRUST						
GRANTEE: JEAN-FELERT & MARIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S74 CAN= W7 S20 E7 N20$ S20 E19 CAN= S8 E10 N8 W10$ E29 N94$.

LAND DESCRIPTION

TOTAL OB/XF 7,989

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	160.00	290.00	46,400.00	SF		1.00	1.00	1.00	5.50	5.50	255,200							

REVIEW DATE 09/28/2016 BY DF Total Acres: 1.07 Total Land Value: 255,200 Market: 0 Agricultural: 0 Common: 255,200 PRINTED 11/17/2026 BY SYS