

COMM AT INTERS OF S R/W LINE OF
W LINE OF US-41, S 302.45 FT FOR
200 FT, N 80 FT E 200 FT TO POB.

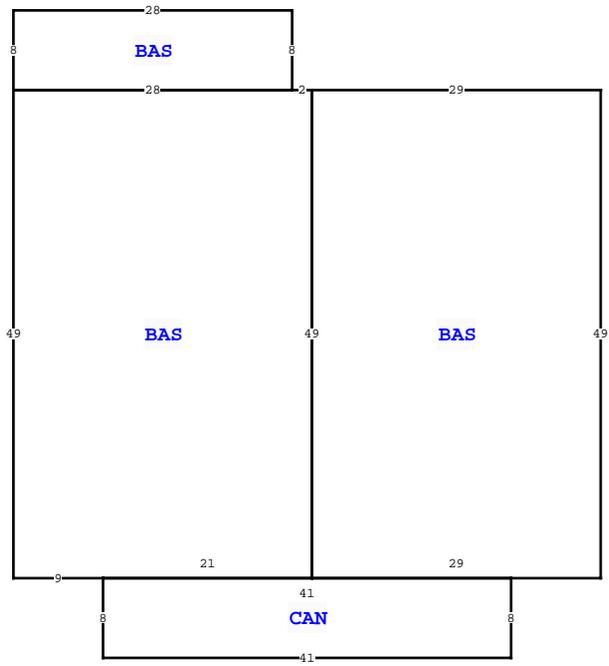
MEADOWS COMMERCIAL PROPERTIES
4141 SOUTHPOINT DR E., STE B
JACKSONVILLE, FL 32216

2026

05-4S-17-07675-002

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	07	CORK/VTILE 90
Interior Floor	14	CARPET 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SHOP NBHD	0%	- 0									Heated Area: 3115 HX Base Yr	



Quality	05	05			
DOR CODE	1100 STORES/1 STORY				
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	224	100		224	6,070
BAS	1,421	100		1,421	38,502
BAS	1,470	100		1,470	39,830
CAN	328	30		98	2,656
TOTALS	3,443			3,213	87,056

1452 SW MAIN BLVD, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			87,056
TOTAL MARKET OB/XF VALUE			4,700
TOTAL LAND VALUE - MARKET			72,000
TOTAL MARKET VALUE			163,756
SOH/AGL Deduction			0
ASSESSED VALUE			163,756
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			163,756
TOTAL JUST VALUE			163,756
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
994	MAINT/ALTR	128	09/05/2008
3944	REMODEL	50	10/06/2006
2138	REMODEL	45	07/05/2001
652	ADDN COMM	100,000,000	02/26/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/2368	7/31/2004	WD	Q	I	01	129,400

GRANTOR: MEADOWS INC
GRANTEE: MEADOWS COMMERCIAL

0518/0772	8/01/1983	WD	Q	I	01	105,000
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GRANTOR:
GRANTEE:

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W2 BAS= N8 W28 S8 E28\$ W28 S49 E9 CAN= S8 E41 N8 W41\$ E21 N49\$ BAS= S49 E29N49 W29\$.	

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	1.00	UT	0.00	0.00	100	0	0	3	100	4,700	

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	1100	C	STORE 1FLR	0		CG	80.00	200.00	16,000.00	SF		1.00	1.00	1.00	4.50	4.50	72,000							