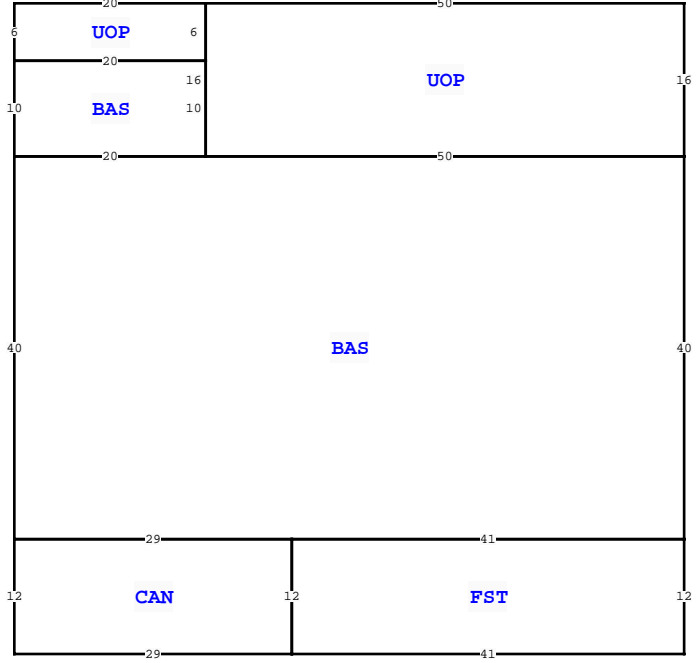


ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8800	04	3,534	102.7425	46.23	163,377	1986	1986	0	0	40.00	60.00		
1 PREF M B R 0% - 2024 Heated Area: 3000 HX Base Yr													



Quality	04	04			
DOR CODE	1100 STORES/1 STORY				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	870317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	5,548
BAS	2,800	100		2,800	77,666
CAN	348	30		104	2,885
FST	492	50		246	6,824
UOP	120	20		24	666
UOP	800	20		160	4,438
TOTALS	4,760			3,534	98,026

872 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0	0	0	0	1,250.00	UT	3.00	3.00	100	2007	2007	3	100	3,750	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	0	0	10	290.00	UT	7.50	7.50	100	2003	2003	3	100	2,175	

TOTAL OB/XF 7,925

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	150.00	250.00	37,500.00	SF		1.00	1.00	1.00	5.50	5.50	206,250							
2	1100	C	STORE 1FLR	0		CG	0.00	0.00	33,900.00	SF		1.00	1.00	1.00	2.00	2.00	67,800							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION BY				STANDARD	
VALUATION SUMMARY					
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE				98,026	
TOTAL MARKET OB/XF VALUE				7,925	
TOTAL LAND VALUE - MARKET				274,050	
TOTAL MARKET VALUE				380,001	
SOH/AGL Deduction				40,540	
ASSESSED VALUE				339,461	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				339,461	
TOTAL JUST VALUE				380,001	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				308,601	
LAND: 2:1: BACK PORTION					
XFOB: 1:1: OLD FENCE MOVED FROM PREVIOUS LOCATION					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
489	MAINT/ALTR	25	10/16/2012		
4063	ADDN COMM	180	12/14/2006		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/268	4/07/2023	QC	U	I	11	100
GRANTOR: HOLLOWAY ELMER DWAYNE						
GRANTEE: THE PET SPOT OF LAK						
1427/2208	1/08/2021	QC	U	I	11	100
GRANTOR: HOLLOWAY REBECCA M						
GRANTEE: HOLLOWAY ELMER DWAY						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= N10 UOP= N6 W20 S6 E20\$ W20 S10 E20\$ BAS= W20 S40 CAN= S12 E29 N12 W29\$ E29 FST= S12 E41 N12 W41\$ E41 N40 W50\$ UOP= N16 E50 S16 W50\$.													