COMM NE COR OF NW1/4 OF NW1/4, R
TO W RW US-41, RUN S 62.10 FT AL
POB, W 473.55 FT, N 150.26 FT, E

THE PET SPOT OF LAKE CITY, INC
872 SW MAIN BLVD
LAKE CITY, FL 32025

2027

05-4S-17-14244-000

BUILDING CHARACTERISTICS

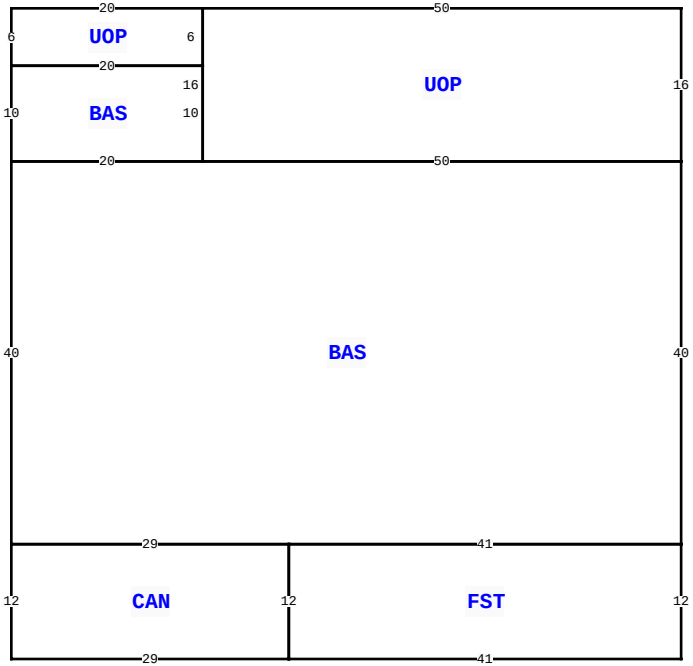
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME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

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	0	40.00	60.00

1 PREF M B R 0% - 2024 Heated Area: 3000 HX Base Yr



872 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
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	6,594
ASSESSED VALUE	373,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	373,407
TOTAL JUST VALUE	380,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,001

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$.

LAND DESCRIPTION

TOTAL OB/XF 7,925

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	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							

REVIEW DATE 09/28/2016 BY DF Total Acres: 1.64 Total Land Value: 274,050 Market: 0 Agricultural: 0 Common: 274,050 PRINTED 11/16/2026 BY SYS