COMM NE COR SEC, RUN W 105.70 FT
SW ALONG R/W 808.93 FT FOR POB,
S 50 FT, E 50.02 FT, S 162 FT, S

DECHOMAI ASSET TRUST DATED AUGUST 21, 2007
245 RIVERSIDE AVE, STE 100-058
JACKSONVILLE, FL 32202

2027

07-4S-17-08122-002

BUILDING CHARACTERISTICS

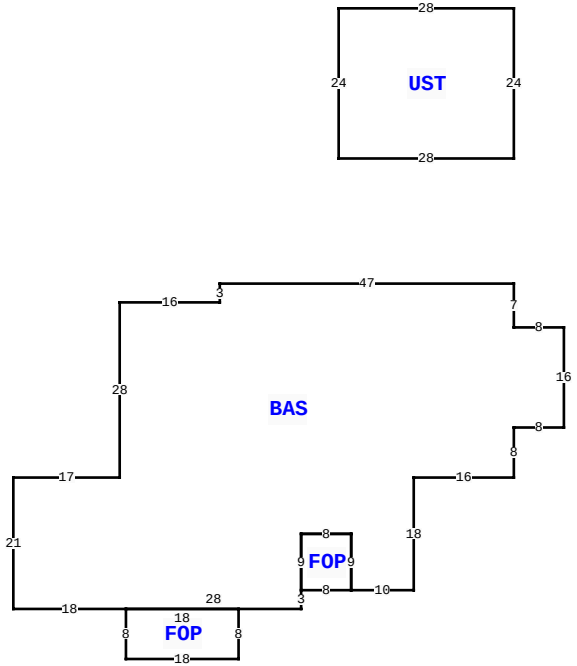
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,251	100		3,251	129,894
FOP	72	30		22	879
FOP	144	30		43	1,718
UST	672	40		269	10,748
TOTALS	4,139			3,585	143,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	3,585	102.4438	79.91	286,477	1992	1992	0	0	0	50.00	50.00

1 OFFICE MED 0% - 0 Heated Area: 3251 HX Base Yr



701 SW STATE ROAD 47 , 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	5	150	750.00	UT	1.40	1.40	100	0	0	3	100	1,050	
2	0260	PAVEMENT-A	0	0	0	0	18,225.00	UT	0.90	0.90	80	0	0	3	80	13,122	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	143,238
TOTAL MARKET OB/XF VALUE	14,172
TOTAL LAND VALUE - MARKET	119,790
TOTAL MARKET VALUE	277,200
SOH/AGL Deduction	0
ASSESSED VALUE	277,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	277,200
TOTAL JUST VALUE	277,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0495	MAINT/ALTR	100	12/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1798	4/30/2026	WD	U	I	11	100
GRANTOR: MARTIN CELIA S AS TRU						
GRANTEE: DECHOMAI ASSET TRUS						
0883/0689	6/23/1999	WD	Q	I	02	100
GRANTOR: WILLIAM B MARTIN						
GRANTEE: CELIA S MARTIN AS T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S3 W16 S28 W17 S21 E18 FOP= S8 E18 N8 W18$ E28 N3
FOP= N9 E8 S9 W8$ N9E8S9 E10 N18 E16 N8 E8 N16 W8 N7$ PTR=N20
UST= N24 W28 S24 E28$S20$.

LAND DESCRIPTION

TOTAL OB/XF 14,172

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	120.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.75	2.75	119,790							

REVIEW DATE 03/11/2026 BY JB Total Acres: 1.00 Total Land Value: 119,790 Market: 0 Agricultural: 0 Common: 119,790 PRINTED 11/17/2026 BY SYS