

COMM NE COR OF SEC, RUN S
79.95 FT TO S R/W MCFARLANE
AVE, RUN E 325 FT TO W R/W

OAK HILL PLAZA LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

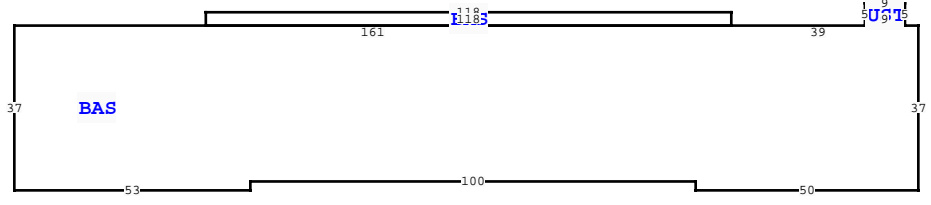
2026

07-4S-17-08127-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		38	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		36	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		
5200	04	7,683	111.9200	87.30	670,726	1979	1980	0	0	50.00	50.00		
1 OFFICE MED 0% - 0 Heated Area: 7665 HX Base Yr													



Quality	05	05
DOR CODE	1700 OFFICE BLD 1STY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	7417.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	354	100
BAS	7,311	100
UST	45	40
TOTALS	7,710	7,683 335,363

2086 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	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	

TOTAL OB/XF 7,000

LAND DESCRIPTION																								
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	1700	C	1STORY OFF	0		CI	200.00	300.00	60,000.00	SF		1.00	1.00	1.00	2.75	2.75	165,000							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	335,363			
TOTAL MARKET OB/XF VALUE	7,000			
TOTAL LAND VALUE - MARKET	165,000			
TOTAL MARKET VALUE	507,363			
SOH/AGL Deduction	0			
ASSESSED VALUE	507,363			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	507,363			
TOTAL JUST VALUE	507,363			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	492,363			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
053	COMMERCIAL	45	04/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1306/0056	12/09/2015	QC	U	I	11	100
GRANTOR: T EAGLE & WILLIAM BRA						
GRANTEE: OAK HILL PLAZA LLC						
1140/1177	10/19/2007	QC	Q	I	01	100
GRANTOR: T EAGLE & THOMS MATTH						
GRANTEE: T EAGLE & WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W3 UST= N5 W9 S5 E9 \$ W39 BAS= N3 W118 S3 E118\$ W161 S37 E53 N2 E100 S2 E50 N37\$.