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

2027

07-4S-17-08127-006

BUILDING CHARACTERISTICS

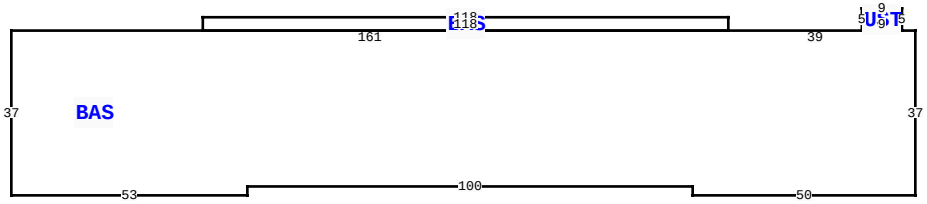
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		38 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		36 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	354	100		354	15,452
BAS	7,311	100		7,311	319,125
UST	45	40		18	786
TOTALS	7,710			7,683	335,363

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	0	50.00	50.00

1 OFFICE MED 0% - 0 Heated Area: 7665 HX Base Yr



2086 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	1.00	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	

COLUMBIA COUNTY PROPERTY

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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	507,363

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$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	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							

REVIEW DATE 03/17/2026 BY JB Total Acres: 1.38 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 11/16/2026 BY SYS