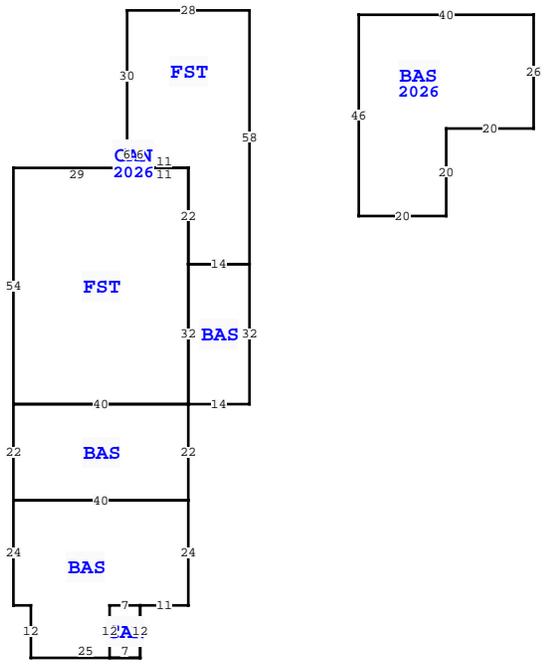


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Plumbing	4 100
Frame	05 STEEL 100
Story Height	10 100
RMS	10 100
Stories	1.5 1.5 100
Units	0 100
Condition Adj	03 03 100
Quality	06 06
DOR CODE	1700 OFFICE BLD 1STY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	7417.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	448 100
BAS	880 100
BAS	1,260 100
BAS	1,440 100 2026
CAN	84 30
CAN	18 30 2026
FST	1,298 70
FST	2,160 70
TOTALS	7,588 6,479 225,391

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B A	0% - 0		57.98	375,652	1988	1988	0	0	40.00	60.00	Heated Area: 4028 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		225,391	
TOTAL MARKET OB/XF VALUE		12,130	
TOTAL LAND VALUE - MARKET		56,250	
TOTAL MARKET VALUE		293,771	
SOH/AGL Deduction		0	
ASSESSED VALUE		293,771	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		293,771	
TOTAL JUST VALUE		293,771	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,974	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/2351	6/30/2016	WD Q	Q	I	01	360,000
GRANTOR: CADY SCHOLASTIC SERVI						
GRANTEE: 1ST CLASS HOLDINGS						
1086/0636	6/08/2006	WD Q	Q	I	04	210,000
GRANTOR: WAYNE T HUDSON						
GRANTEE: CADY SCHOLASTIC SER						

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	0	0	3	100	4,700	
2	0260	PAVEMENT-A	0	0	0	0	7,430.00	UT	1.00	1.00	100	0	0	3	100	7,430	

TOTAL OB/XF													
2140 SW MAIN BLVD, LAKE CITY													
12,130													

BUILDING NOTES	

BUILDING DIMENSIONS	
FST=[ORIG=0,0] W29 S54 E40 N32 N22 W11 \$	
FST=[ORIG=11,22] E14 N58 W28 S30 E3 S6 E11 S22 \$	
BAS=[ORIG=-29,76] S24 E4 S12 E25 N12 E11 N24 W40 \$	
BAS=[ORIG=-29,54] S22 E40 N22 W40 \$	
BAS=[ORIG=11,54] E14 N32 W14 S32 \$	
CAN=[ORIG=0,112] W7 N12 E7 S12 \$	
BAS=[YR=2026;ORIG=50,-35] S46 E20 N20 E20 N26 W40 \$	
CAN=[YR=2026;ORIG=-3,-6] E3 S6 W3 N6 \$	
PTR=[ORIG=0,0] E40 W40 \$	

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		CI	75.00	300.00	22,500.00	SF		1.00	1.00	1.00	2.50	2.50	56,250							