

BUILDING CHARACTERISTICS		CONSTRUCTION	
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	PCT OF BASE	YEAR
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		

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								
					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		214,118	
TOTAL MARKET OB/XF VALUE		12,130	
TOTAL LAND VALUE - MARKET		61,875	
TOTAL MARKET VALUE		288,123	
SOH/AGL Deduction		0	
ASSESSED VALUE		288,123	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		288,123	
TOTAL JUST VALUE		288,123	
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		2140 SW MAIN BLVD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0260	PAVEMENT-A	1.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026		MLU

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										12,130												
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	2.75	2.75	61,875							