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

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

2026

07-4S-17-08127-008

BUILDING CHARACTERISTICS

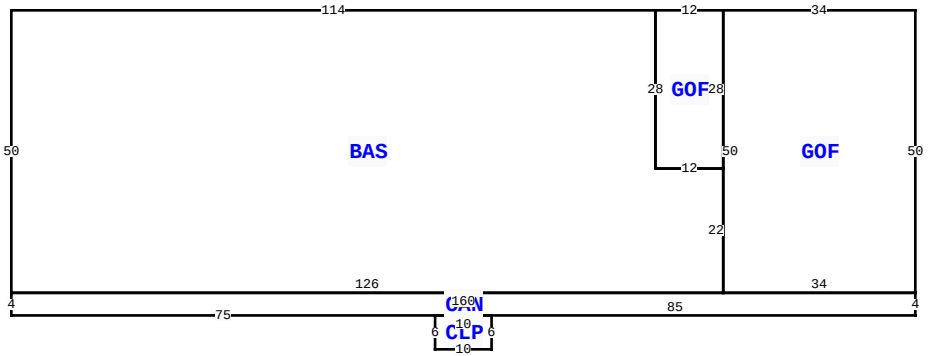
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
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	5,964	100		5,964	125,995
CAN	640	30		192	4,056
CLP	60	60		36	761
GOF	336	185		622	13,141
GOF	1,700	185		3,145	66,441
TOTALS	8,700			9,959	210,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	9,959	92.6640	35.21	350,656	1983	1983	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 8000 HX Base Yr



2076 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	0260	PAVEMENT-A	0	0	0	0	1,940.00	UT	0.90	0.90	100	0	0	3	100	1,746	
2	0166	CONC,PAVMT	0	0	0	0	657.00	UT	1.50	1.50	100	1996	1996	3	100	986	
3	0260	PAVEMENT-A	0	0	0	0	4,803.00	UT	0.90	0.90	100	1996	1996	3	100	4,323	
4	0296	SHED METAL	0	0	6	8	48.00	UT	5.00	5.00	100	1997	1997	3	100	240	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	210,394
TOTAL MARKET OB/XF VALUE	7,295
TOTAL LAND VALUE - MARKET	82,500
TOTAL MARKET VALUE	300,189
SOH/AGL Deduction	0
ASSESSED VALUE	300,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	300,189
TOTAL JUST VALUE	300,189
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
952	ADDN COMM	200	04/21/1997
726	COMMERCIAL	998	05/16/1996

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: TOM EAGLE & WILLIAM B						
GRANTEE: OAK HILL PLAZA LLC						
1140/1177	10/19/2007	QC	Q	I	01	100
GRANTOR: TOM EAGLE, THOMAS MAT						
GRANTEE: TOM H EAGLE, WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W114 S50 CAN= S4 E75 CLP= S6 E10 N6 W10$ E85 N4 W160$ E126 GOF= E34 N50 W34 S50$ N22 GOF= N28 W12 S28 E12$ W12 N28$.

LAND DESCRIPTION

TOTAL OB/XF 7,295

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	4800	C	WAREHOUSE	0		CI	100.00	300.00	30,000.00	SF		1.00	1.00	1.00	2.75	2.75	82,500							

REVIEW DATE 03/17/2026 BY JB Total Acres: 0.69 Total Land Value: 82,500 Market: 0 Agricultural: 0 Common: 82,500 PRINTED 06/22/2026 BY SYS