

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		12	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		11	100
Stories	1.	1.	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	4,814	100	
TOTALS	4,814		252,045

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE LOW	0%	- 0		434,560	1996	1996		0	42.00	58.00	
			Heated Area: 4814			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div>												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
2080 SW MAIN BLVD, LAKE CITY 05/12/2026 MLU												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			252,045
TOTAL MARKET OB/XF VALUE			8,255
TOTAL LAND VALUE - MARKET			82,500
TOTAL MARKET VALUE			342,800
SOH/AGL Deduction			0
ASSESSED VALUE			342,800
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			342,800
TOTAL JUST VALUE			342,800
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			343,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21-0183	NEW METAL ROOF		03/17/2021
21-0105	INTERIOR REMODEL		03/01/2021

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, TOM MATTHE						
GRANTEE: TOM EAGLE, WILLIAM						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W83 S58 E83 N58\$.	

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	0260	PAVEMENT-A	0	0	0	0	1,940.00	UT	0.90	0.90	100	2000	2000	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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	200	
TOTAL OB/XF 8,255																	

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	1700	C	1STORY OFF	0		CI	100.00	300.00	30,000.00	SF		1.00	1.00	1.00	2.75	2.75	82,500							