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

2027

07-4S-17-08127-010

BUILDING CHARACTERISTICS

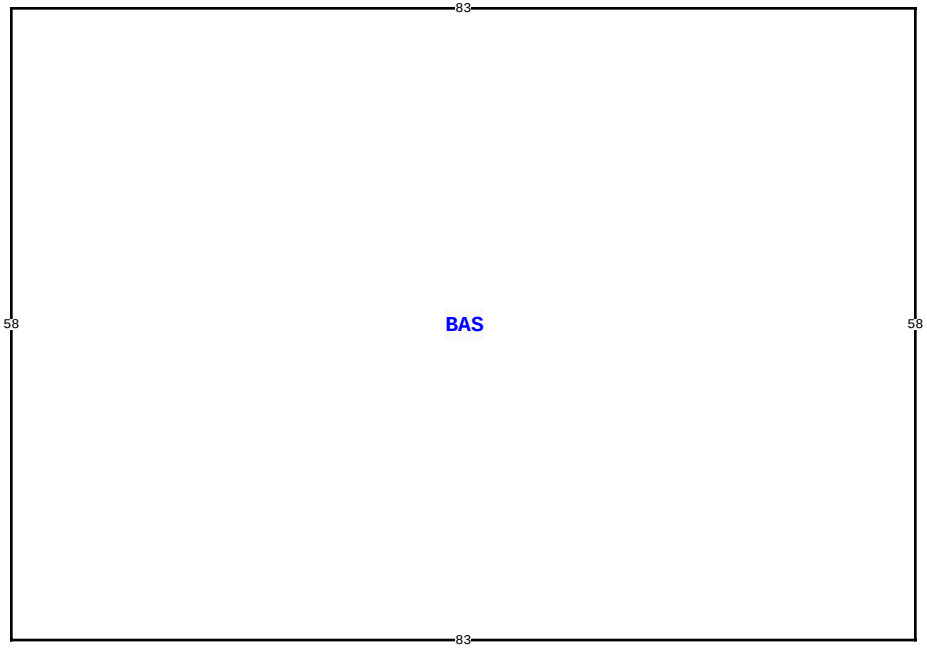
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,814	100		4,814	252,045
TOTALS	4,814			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
4900	04	4,814	121.9920	90.27	434,560	1996	1996	0	0	0	42.00	58.00

1 OFFICE LOW 0% - 0 Heated Area: 4814 HX Base Yr



2080 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	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	

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	342,800

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$.

LAND DESCRIPTION

TOTAL OB/XF 8,255

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	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 11/16/2026 BY SYS