

COMM INTERS N R/W MICHIGAN AVE  
& W R/W US-41, RUN N 300 FT  
FOR POB, RUN W 300 FT, N 150

RUTHERFORD RENTALS INC  
P O BOX 191  
MADISON, FL 32340

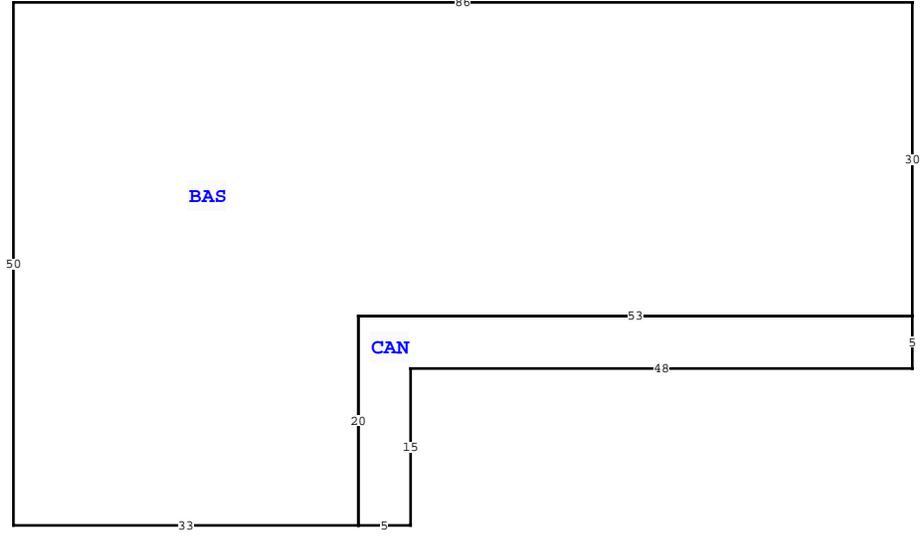
2026

07-4S-17-08127-012



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	08	WD OR PLY	10
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		8	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		9	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	05	05	
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	3,240	100	
CAN	340	30	
TOTALS	3,580		

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		Heated Area: 3240					HX Base Yr			



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VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			110,169	
TOTAL MARKET OB/XF VALUE			9,850	
TOTAL LAND VALUE - MARKET			123,750	
TOTAL MARKET VALUE			243,769	
SOH/AGL Deduction			0	
ASSESSED VALUE			243,769	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			243,769	
TOTAL JUST VALUE			243,769	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			229,612	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044161	Roof Replacement	32,984	04/11/2022
000042309	Remodel	60,000	07/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0548/0063	9/01/1984	WD Q	V		01	25,000

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W86 S50 E33 CAN= E5 N15E48 N5 W53 S20\$ N20 E53 N30 \$.	

EXTRA FEATURES														2304 SW MAIN BLVD, LAKE CITY		
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	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	9,500	

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	DPHT 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	150.00	300.00	45,000.00	SF		1.00	1.00	1.00	2.75	2.75	123,750							