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

K & K DEVELOPMENTS LLC
,

2027

07-4S-17-08127-015

BUILDING CHARACTERISTICS

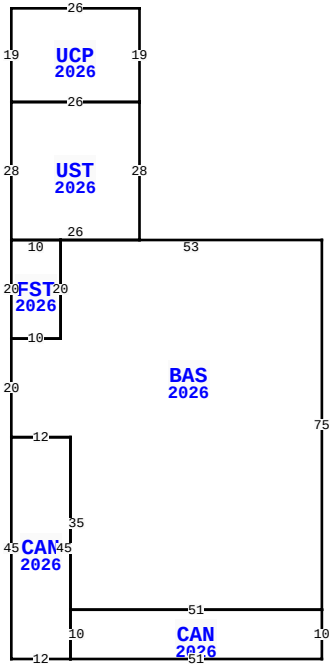
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Common Wall		38 100
Story Height		8 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	4,105	100	2026	4,105	103,734
CAN	510	30	2026	153	3,867
CAN	540	30	2026	162	4,094
FST	200	50	2026	100	2,527
UCP	494	20	2026	99	2,502
UST	728	40	2026	291	7,354
TOTALS	6,577			4,910	124,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,910	68.2992	50.54	248,151	1979	1979	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2021 Heated Area: 4105 HX Base Yr



2128 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	124,076
TOTAL MARKET OB/XF VALUE	12,526
TOTAL LAND VALUE - MARKET	103,125
TOTAL MARKET VALUE	239,727
SOH/AGL Deduction	0
ASSESSED VALUE	239,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,727
TOTAL JUST VALUE	239,727
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,727

PRCL:0:1: DOR 2006 STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7949	POOL	18,000	01/05/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/0046	11/13/2020	WD	Q	I	01	265,000
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: K & K DEVELOPMENTS						
0866/2042	9/30/1998	WD	Q	I		155,000
GRANTOR: D POWERS						
GRANTEE: A BAR S LAND & CATT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-125,80] E51 N75 W53 S20 W10 S20 E12 S35 $
CAN=[YR=2026;ORIG=-137,45] E12 S45 W12 N45 $
CAN=[YR=2026;ORIG=-125,80] E51 S10 W51 N10 $
FST=[YR=2026;ORIG=-127,25] W10 N20 E10 S20 $
UST=[YR=2026;ORIG=-111,5] W26 N28 E26 S28 $
UCP=[YR=2026;ORIG=-111,-23] W26 N19 E26 S19 $
.

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	1.00	UT	0.00	0.00	100	0	0	3	100	7,430	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	20.00	20.00	100	1994	1994	3	40	4,096	

LAND DESCRIPTION

TOTAL OB/XF 12,526

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	1100	C	STORE 1FLR	0		CI	125.00	300.00	37,500.00	SF		1.00	1.00	1.00	2.75	2.75	103,125							

REVIEW DATE 03/24/2026 BY TP Total Acres: 0.86 Total Land Value: 103,125 Market: 0 Agricultural: 0 Common: 103,125 PRINTED 11/16/2026 BY SYS