COMM SE COR OF SE1/4 OF NE1/4,
RUN W 187.16 FT TO W R/W OF
US-41, RUN N 9 DEG E ALONG R/W

2288 SW MAIN BOULEVARD LLC
1515 RIVERSIDE AVE, SUITE 1
JACKSONVILLE, FL 32204

2027

07-4S-17-08127-016

BUILDING CHARACTERISTICS

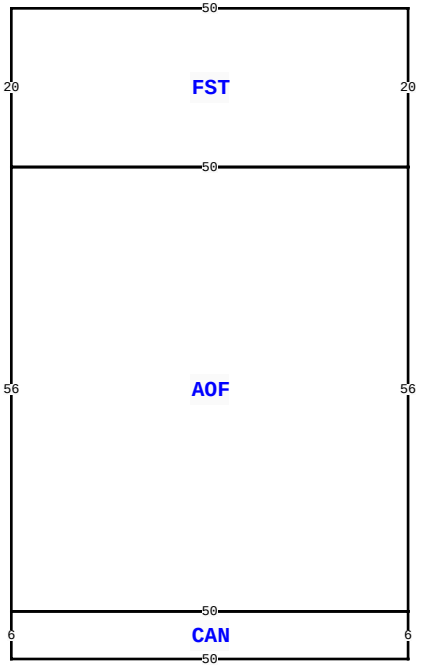
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		16 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,800	110		3,080	89,850
CAN	300	30		90	2,626
FST	1,000	50		500	14,586
TOTALS	4,100			3,670	107,061

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	3,670	127.9429	48.62	178,435	1989	1989	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 2800 HX Base Yr



2288 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	1.00	UT	0.00	0.00	100	0	0	3	100	18,110	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0296	SHED METAL	0	0	12	24	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,061
TOTAL MARKET OB/XF VALUE	21,810
TOTAL LAND VALUE - MARKET	146,454
TOTAL MARKET VALUE	275,325
SOH/AGL Deduction	0
ASSESSED VALUE	275,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,325
TOTAL JUST VALUE	275,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/2562	12/10/2008	WD	Q	I	01	100
GRANTOR: W ROBINSON FRAZIER AS						
GRANTEE: 2288 SW MAIN BOULEV						
0966/0037	10/03/2002	TR	Q	I	01	100
GRANTOR: WILLIAM R FRAZIER						
GRANTEE: WILLIAM R FRAZIER R						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N20 W50 S20 E50$ AOF= W50 S56 CAN= S6 E50 N6 W50$ E50 N56$.

LAND DESCRIPTION

TOTAL OB/XF 21,810

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	168.00	317.00	53,256.00	SF		1.00	1.00	1.00	2.75	2.75	146,454							

REVIEW DATE 03/17/2026 BY JB Total Acres: 1.22 Total Land Value: 146,454 Market: 0 Agricultural: 0 Common: 146,454 PRINTED 11/16/2026 BY SYS