

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

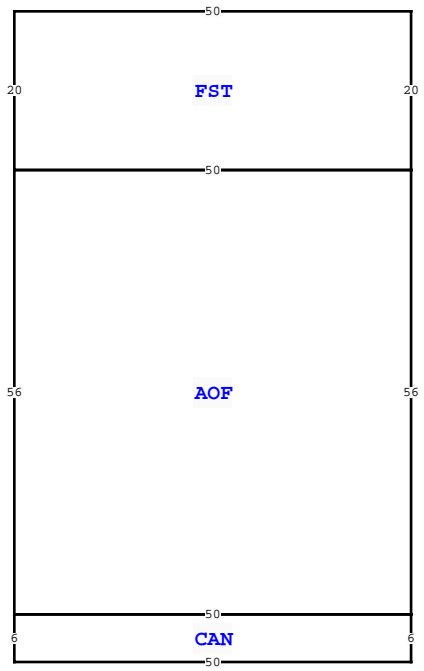
2288 SW MAIN BOULEVARD LLC
 1515 RIVERSIDE AVE, SUITE 1
 JACKSONVILLE, FL 32204

2026

07-4S-17-08127-016

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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
AOF	2,800	110	
CAN	300	30	
FST	1,000	50	
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		
1	PREF M B A	0%	- 0									Heated Area: 2800 HX Base Yr	



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			262,011

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						

EXTRA FEATURES																	
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	1.00	UT	0.00	0.00	100	0	0	3	100	18,110	
2	0140	CLFENCE	6	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	
TOTAL OB/XF 21,810																	

LAND DESCRIPTION														TOTAL OB/XF 21,810										
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	168.00	317.00	53,256.00	SF		1.00	1.00	1.00	2.75	2.75	146,454							