COMM SE COR OF N1/2 OF SE1/4 OF
32.32 FT TO W R/W OF RD FOR POB,
FT, NW 110.33 FT, E 293.43 FT, S

MURRAY TIMOTHY W/MURRAY IRENE A
2744 SW MAIN BLVD
LAKE CITY, FL 32025

**2027**

**07-4S-17-08145-002**

## BUILDING CHARACTERISTICS

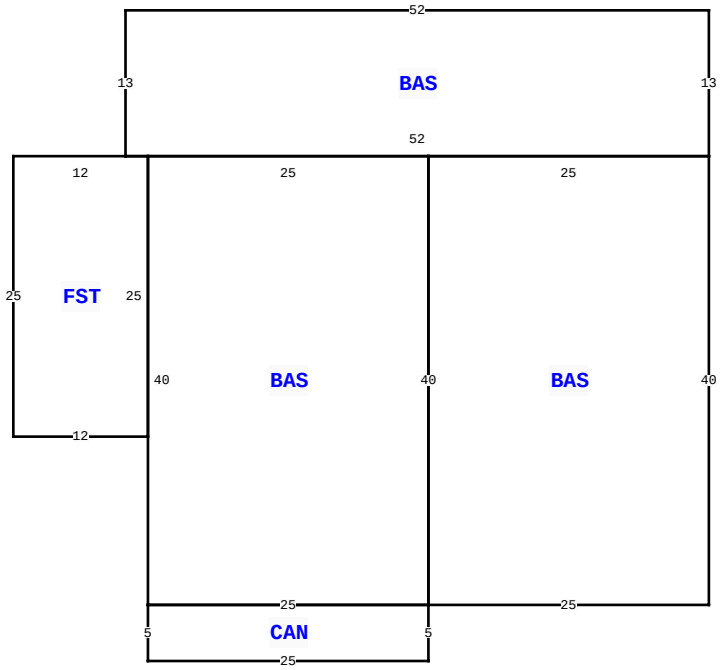
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 08 | WD OR PLY 10 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 12 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 4800 | WAREHOSE/DISTRB |
| 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 | 676 | 100 | | 676 | 30,826 |
| BAS | 1,000 | 100 | | 1,000 | 45,600 |
| BAS | 1,000 | 100 | | 1,000 | 45,600 |
| CAN | 125 | 30 | | 38 | 1,733 |
| FST | 300 | 50 | | 150 | 6,840 |
| TOTALS | 3,101 | | | 2,864 | 130,599 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 2,864 | 91.9776 | 68.06 | 194,924 | 1984 | 2000 | 0 | 0 | 0 | 33.00 | 67.00 |

1 OFFICE LOW 0% - 2024 Heated Area: 2676 HX Base Yr




2744 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 | 0166 | CONC,PAVMT | 0 | 0 | 12 | 20 | 240.00 | UT | 1.50 | 1.50 | 100 | 1993 | 1993 | 3 | 100 | 360 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 4,493.00 | 4,493.00 | 100 | 1993 | 1993 | 3 | 100 | 4,493 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 300 | |
| 4 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 180.00 | UT | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 100 | 1,170 | |
| 5 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 198,945 |
| TOTAL MARKET OB/XF VALUE | 6,623 |
| TOTAL LAND VALUE - MARKET | 94,042 |
| TOTAL MARKET VALUE | 299,610 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 299,610 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 299,610 |
| TOTAL JUST VALUE | 299,610 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,610 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 12557 | STORAGE | 250 | 05/23/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1503/2214 | 11/30/2023 | WD | U | I | 37 | 420,000 |
| GRANTOR: OLIVIA RAE INVESTMENT | | | | | | |
| GRANTEE: MURRAY TIMOTHY W | | | | | | |
| 1411/1521 | 3/25/2020 | WD | U | I | 30 | 275,000 |
| GRANTOR: GREEN MAINTENANCE & C | | | | | | |
| GRANTEE: OLIVIA RAE INVESTME | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S40 E25 N40 $
BAS=[ORIG=-25,0] W25 S40 E25 N40 $
BAS=[ORIG=0,0] N13 W52 S13 E52 $
FST=[ORIG=-50,0] W12 S25 E12 N25 $
CAN=[ORIG=-50,40] S5 E25 N5 W25 $
.

## LAND DESCRIPTION

TOTAL OB/XF 6,623

| 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 | 1117 | C | STORE/OFFICE | 0 | | CI | 113.00 | 297.00 | 33,437.00 | SF | | 1.00 | 1.00 | 1.25 | 2.25 | 2.81 | 94,042 | | | | | | | |

REVIEW DATE 01/23/2024 BY TP Total Acres: 0.77 Total Land Value: 94,042 Market: 0 Agricultural: 0 Common: 94,042 PRINTED 11/17/2026 BY SYS

COMM SE COR OF N1/2 OF SE1/4 OF
32.32 FT TO W R/W OF RD FOR POB,
FT, NW 110.33 FT, E 293.43 FT, S

MURRAY TIMOTHY W/MURRAY IRENE A
2744 SW MAIN BLVD
LAKE CITY, FL 32025

**2027**

**07-4S-17-08145-002**

## BUILDING CHARACTERISTICS

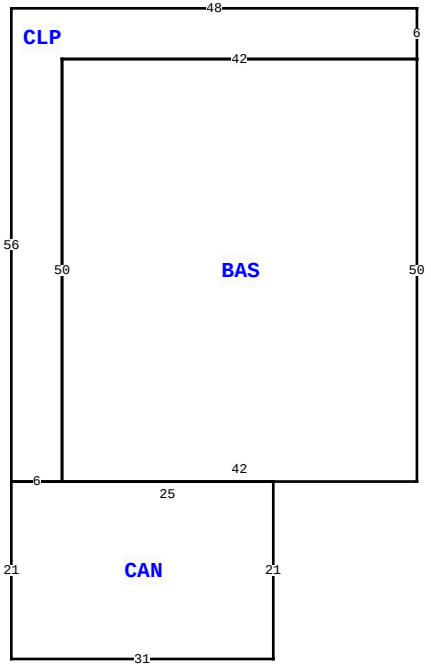
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 04 | C ABOVE GD 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 14 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 4800 | WAREHOSE/DISTRB |
| 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 | 2,100 | 100 | | 2,100 | 54,202 |
| CAN | 651 | 30 | | 195 | 5,033 |
| CLP | 588 | 60 | | 353 | 9,111 |
| TOTALS | 3,339 | | | 2,648 | 68,346 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8400 | 06 | 2,648 | 88.2000 | 33.52 | 88,761 | 1997 | 2005 | 0 | 0 | 0 | 23.00 | 77.00 |

2 WAREH STOR 0% - 2024 Heated Area: 2100 HX Base Yr




2744 SW MAIN BLVD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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| ASSESSED VALUE | 299,610 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 299,610 |
| TOTAL JUST VALUE | 299,610 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 299,610 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: OLIVIA RAE INVESTMENT | | | | | | |
| GRANTEE: MURRAY TIMOTHY W | | | | | | |
| 1411/1521 | 3/25/2020 | WD | U | I | 30 | 275,000 |
| GRANTOR: GREEN MAINTENANCE & C | | | | | | |
| GRANTEE: OLIVIA RAE INVESTME | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

CLP= N6 W48 S56 E6 N50 E42$ BAS= W42 S50 CAN= W6 S21 E31N21 W25$ E42 N50$.

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 01/23/2024 BY TP Total Acres: 0.77 Total Land Value: 94,042 Market: 0 Agricultural: 0 Common: 94,042 PRINTED 11/17/2026 BY SYS