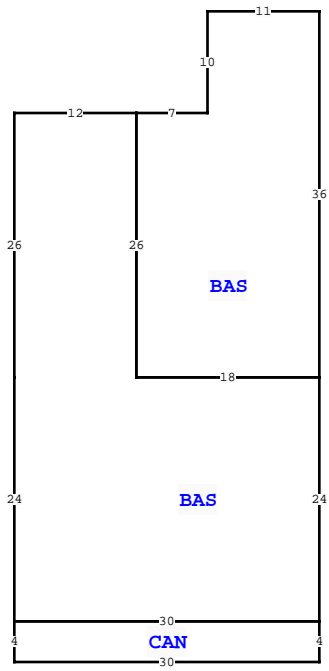


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 90	
Exterior Wall	19	COMMON BRK 10	
Roof Structure	10	STEEL FRME 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		2 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		6 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	06	06	
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
BAS	578	100	
BAS	1,032	100	
CAN	120	30	
TOTALS	1,730		

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%	- 2025									
				Heated Area: 1610								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			165,202
TOTAL MARKET OB/XF VALUE			7,324
TOTAL LAND VALUE - MARKET			73,232
TOTAL MARKET VALUE			245,758
SOH/AGL Deduction			0
ASSESSED VALUE			245,758
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			245,758
TOTAL JUST VALUE			245,758
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/1212	1/12/2024	WD	U	I	40	365,000
GRANTOR: DMAC OF LAKE CITY, IN						
GRANTEE: CONSTANT SMART ACTI						
1495/352	7/20/2023	WD	U	I	11	100
GRANTOR: MONOGHAN SEAN M						
GRANTEE: DMAC OF LAKE CITY,						

EXTRA FEATURES		2704 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
3	0166	CONC,PAVMT	0	0	0	0	1,216.00	UT	1.50	1.50	100	2001	2001	3	100	1,824	

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

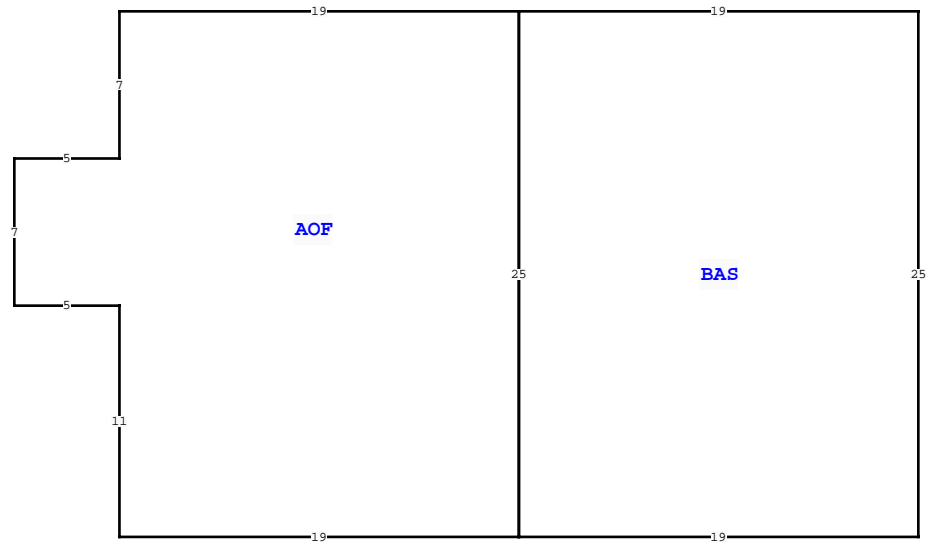
BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W11 S10 W7 BAS= W12 S26 S24 CAN= S4 E30 N4 W30\$ E30 N24 W18 N26\$ S26 E18 N36\$.			

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	DPH 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	89.00	300.00	26,038.00	SF		1.00	1.00	1.25	2.25	2.81	73,232							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Plumbing		2	100
Frame	03	MASONRY	100
Story Height		16	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	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
AOF	510	150	
BAS	475	100	
TOTALS	985		
EXTRA FEATURES		TOT ADJ AREA	SUBAREA MARKET VALUE
		1,240	34,468

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WAREH	STOR	0%	- 2025							
Heated Area: 985 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
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INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1212	1/12/2024	WD	U	I	40	365,000
GRANTOR: DMAC OF LAKE CITY, IN						
GRANTEE: CONSTANT SMART ACTI						
1495/352	7/20/2023	WD	U	I	11	100
GRANTOR: MONOGHAN SEAN M						
GRANTEE: DMAC OF LAKE CITY,						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W19 AOF= W19 S7 W5 S7 E5 S11 E19 N25\$ S25 E19 N25 \$.	

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
TOTAL OB/XF 0																

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV