COMM SE COR OF N1/2 OF SE1/4 OF FT, NW 234.68 FT FOR POB, CONT N 294.23 FT TO W'LY R/W US-41, SE'

CONSTANT SMART ACTIONS LLC
645 SW DREW FEAGLE AVE
FORT WHITE, FL 32038

2027

07-4S-17-08145-003

BUILDING CHARACTERISTICS

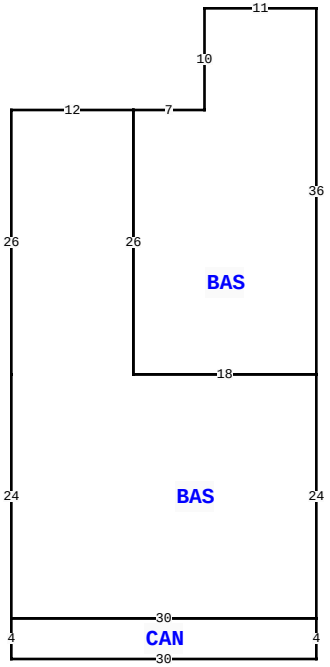
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	578	100		578	45,908
BAS	1,032	100		1,032	81,967
CAN	120	30		36	2,859
TOTALS	1,730			1,646	130,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,646	139.3938	103.15	169,785	1979	2005	0	0	0	23.00	77.00

1 OFFICE LOW 0% - 2025 Heated Area: 1610 HX Base Yr



2704 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	1993	1993	3	100	2,500	
2	0140	CLFENCE 6	0	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	

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	245,758

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,						

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 7,324

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

REVIEW DATE 01/29/2024 BY TP Total Acres: 0.60 Total Land Value: 73,232 Market: 0 Agricultural: 0 Common: 73,232 PRINTED 11/17/2026 BY SYS

COMM SE COR OF N1/2 OF SE1/4 OF
FT, NW 234.68 FT FOR POB, CONT N
294.23 FT TO W'LY R/W US-41, SE'

CONSTANT SMART ACTIONS LLC
645 SW DREW FEAGLE AVE
FORT WHITE, FL 32038

2027

07-4S-17-08145-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

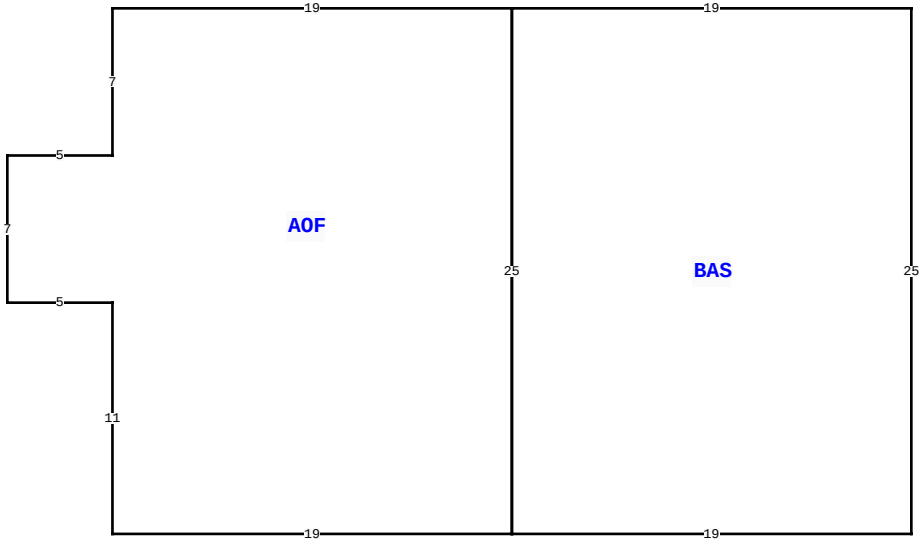
NEIGHBORHOOD/LOC 7417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	510	150		765	21,265
BAS	475	100		475	13,204
TOTALS	985			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
8400	06	1,240	95.0040	36.10	44,764	1987	2005	0	0	0	23.00	77.00

2 WAREH STOR 0% - 2025 Heated Area: 985 HX Base Yr



2704 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL MARKET VALUE	245,758
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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	245,758

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,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 AOF= W19 S7 W5 S7 E5 S11 E19 N25$ S25 E19 N25 $.

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 01/29/2024 BY TP Total Acres: 0.60 Total Land Value: 73,232 Market: 0 Agricultural: 0 Common: 73,232 PRINTED 11/17/2026 BY SYS