COMM SE COR OF N1/2 OF SE1/4 OF
RUN W 332.32 FT, RUN N 20 DG W 3
FOR POB, W 95.99 FT, N 110.09 FT

DMAC OF LAKE CITY INC
532 SW VISTA TER
LAKE CITY, FL 32024

**2027**

**07-4S-17-08145-004**

## BUILDING CHARACTERISTICS

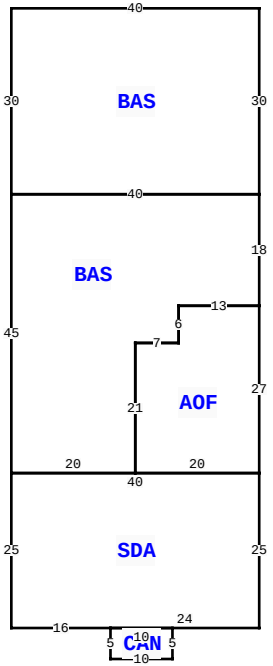
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 5 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 5 100 |
| 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 | 498 | 150 | | 747 | 21,140 |
| BAS | 1,200 | 100 | | 1,200 | 33,960 |
| BAS | 1,302 | 100 | | 1,302 | 36,847 |
| CAN | 50 | 30 | | 15 | 425 |
| SDA | 1,000 | 185 | | 1,850 | 52,355 |
| TOTALS | 4,050 | | | 5,114 | 144,726 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 06 | 5,114 | 88.4340 | 56.60 | 289,452 | 1980 | 1980 | 0 | 0 | 0 | 50.00 | 50.00 |

1 STORE RETL 0% - 0 Heated Area: 4000 HX Base Yr




2688 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 4,800 | |
| 2 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 4,000 | |
| 3 | 0080 | DECKING | 0 | 0 | 25 | 40 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 3,000 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,302.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 3,453 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 144,726 |
| TOTAL MARKET OB/XF VALUE | 15,253 |
| TOTAL LAND VALUE - MARKET | 94,082 |
| TOTAL MARKET VALUE | 254,061 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 254,061 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 254,061 |
| TOTAL JUST VALUE | 254,061 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 254,061 |

XFOB:3:1: LOADING DECK

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 37629 | MAINT/ALTR | 75 | 01/15/2019 |
| 16331 | ADDN COMM | 205 | 11/23/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1152/0309 | 6/10/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: DAVID MANGRUM | | | | | | |
| GRANTEE: DMAC OF LAKE CITY I | | | | | | |
| 1148/1570 | 4/22/2008 | WD | Q | I | 01 | 100 |
| GRANTOR: MARY MANGRUM | | | | | | |
| GRANTEE: DAVID MANGRUM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S45 SDA= S25 E16 CAN= S5 E10 N5 W10$ E24 N25 W40$ E20 AOF= E20 N27 W13 S6 W7 S21$ N21 E7 N6 E13 N18$ BAS= N30 W40 S30 E40$.

## LAND DESCRIPTION

TOTAL OB/XF 15,253

| 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 | 114.00 | 364.00 | 41,814.00 | SF | | 1.00 | 1.00 | 1.00 | 2.25 | 2.25 | 94,082 | | | | | | | |

REVIEW DATE 02/11/2019 BY DF Total Acres: 0.96 Total Land Value: 94,082 Market: 0 Agricultural: 0 Common: 94,082 PRINTED 11/17/2026 BY SYS