

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

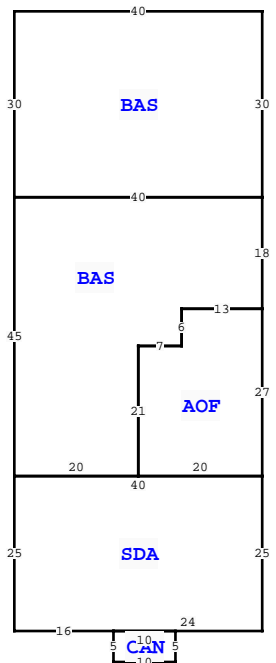
DMAC OF LAKE CITY INC
 532 SW VISTA TER
 LAKE CITY, FL 32024

2026

07-4S-17-08145-004

ELEMENT		CD	CONSTRUCTION
Exterior Wall	15	CONC	BLOCK 90
Exterior Wall	19	COMMON	BRK 10
Roof Structure	04	WOOD	TRUSS 100
Roof Cover	14	PREFIN	MT 100
Interior Wall	01	MINIMUM	100
Interior Floor	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
AOF	498	150	
BAS	1,200	100	
BAS	1,302	100	
CAN	50	30	
SDA	1,000	185	
TOTALS	4,050		

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	50.00	50.00		
1 STORE RETL 0% - 0 Heated Area: 4000 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		0	
PREVIOUS YEAR MKT VALUE		241,331	
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						

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	1.00	UT	0.00	0.00	100	0	0	3	100	4,800	
2	0140	CLFENCE	6	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
3	0080	DECKING	0	0	25	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
4	0166	CONC,PAVMT	0	0	0	2,302.00	UT	1.50	1.50	100	2000	2000	3	100	3,453	

BUILDING NOTES			
BLD DATE			
XF DATE		LGL DATE	
INC DATE		LAND DATE	
		AG DATE	
2688 SW MAIN BLVD, LAKE CITY		05/12/2026 MLU	

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