

COMM SW COR OF NW1/4 OF NW1/4, R  
TO E R/W OF US-41, N ALONG R/W 1  
POB, CONT N 137 FT, E 101.80 FT,

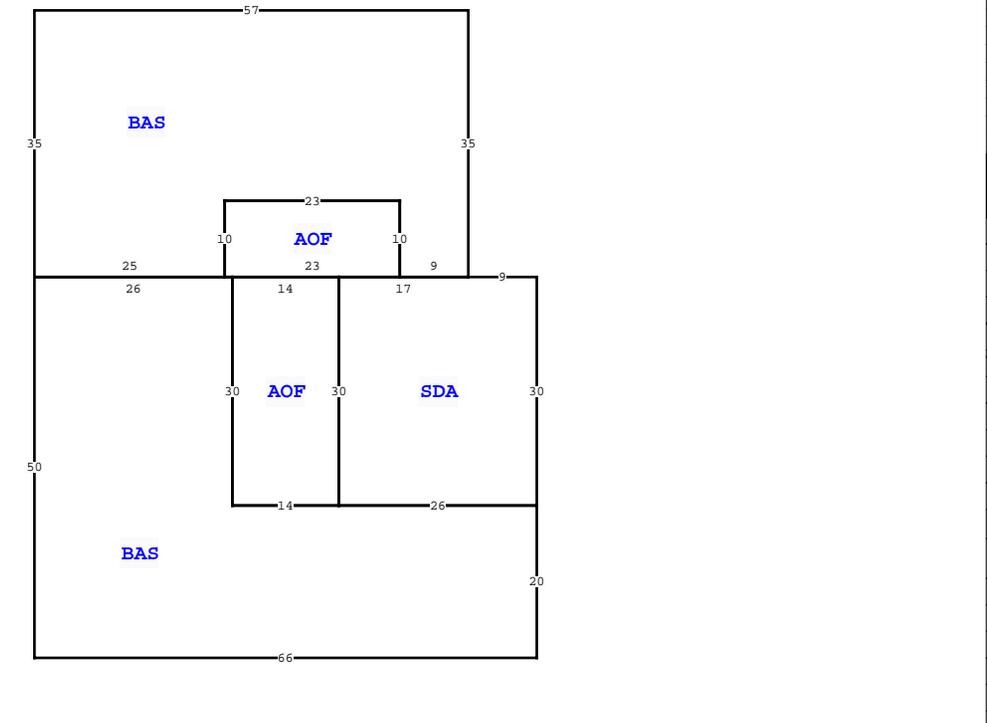
TALMADGE WILLIAM R  
1895 SW MAIN BLVD  
LAKE CITY, FL 32025

**2026**

08-4S-17-08184-000  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL 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	9 100
Frame	05 STEEL 100
Story Height	20 100
RMS	4 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	PREF M B A	0%	0									



Quality	05 05				
DOR CODE	1100 STORES/1 STORY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	8417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	230	150		345	9,073
AOF	420	150		630	16,568
BAS	1,765	100		1,765	46,416
BAS	2,100	100		2,100	55,226
SDA	780	185		1,443	37,948
TOTALS	5,295			6,283	165,230

1895 SW MAIN BLVD, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	3,500	

TOTAL OB/XF 3,500

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	137.00	110.00	15,456.00	SF		1.00	1.00	1.00	4.00	4.00	61,824							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			165,230
TOTAL MARKET OB/XF VALUE			3,500
TOTAL LAND VALUE - MARKET			61,824
TOTAL MARKET VALUE			230,554
SOH/AGL Deduction			0
ASSESSED VALUE			230,554
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			230,554
TOTAL JUST VALUE			230,554
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0761	REMODEL	0	08/29/2017
2493	ADDN COMM	395	10/16/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/2571	4/18/2017	WD Q	Q	I	03	245,000
GRANTOR: L & C KINGSLEY ROAD L						
GRANTEE: WILLIAM R TALMADGE						
1049/2929	5/13/2005	WD Q	Q	I	01	100
GRANTOR: JACK C LUEDERS SR						
GRANTEE: L & C KINGLSEY RD L						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W26 S50 E66 N20 SDA= N30 W9 BAS= N35 W57 S35 E25 AOF= E23 N10 W23 S10\$ N10 E23 S10 E9\$ W17 S30 E26\$ W26 AOF= N30W14 S30 E14\$ W14 N30\$.												