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

2027

08-4S-17-08184-000

BUILDING CHARACTERISTICS

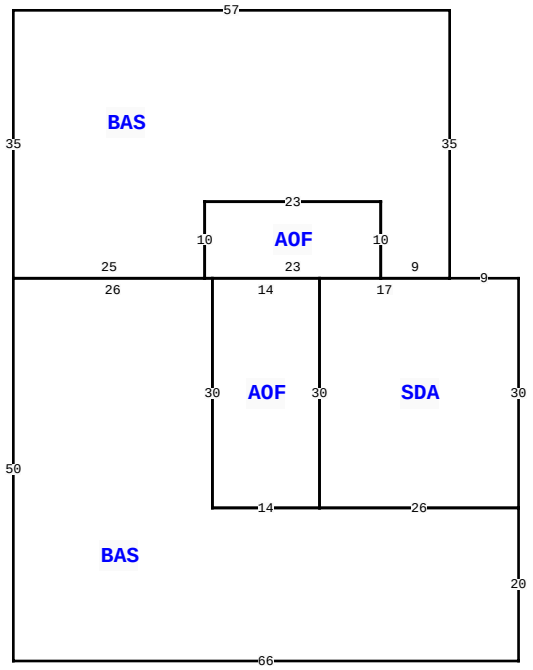
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		9 100
Frame	05	STEEL 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	8,617
AOF	420	150		630	15,736
BAS	1,765	100		1,765	44,086
BAS	2,100	100		2,100	52,454
SDA	780	185		1,443	36,043
TOTALS	5,295			6,283	156,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	6,283	109.5648	41.63	261,561	1971	1990	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 5295 HX Base Yr



1895 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	156,937
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	77,280
TOTAL MARKET VALUE	237,717
SOH/AGL Deduction	0
ASSESSED VALUE	237,717
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	237,717
TOTAL JUST VALUE	237,717
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,717

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	I	03	245,000
GRANTOR: L & C KINGSLEY ROAD L						
GRANTEE: WILLIAM R TALMADGE						
1049/2929	5/13/2005	WD	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$.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	137.00	110.00	15,456.00	SF		1.00	1.00	1.00	5.00	5.00	77,280							

REVIEW DATE 03/17/2026 BY JB Total Acres: 0.35 Total Land Value: 77,280 Market: 0 Agricultural: 0 Common: 77,280 PRINTED 11/16/2026 BY SYS