COMM SW COR OF NW1/4 OF NW1/4, R
TO E R/W US-41 FOR POB, RUN N AL
E 285.5 FT, S 208.41 FT, W 324.5

SR SERVICES OF LAKE CITY, LLC
2091 SW MAIN BLVD
LAKE CITY, FL 32025

2027

08-4S-17-08184-001

BUILDING CHARACTERISTICS

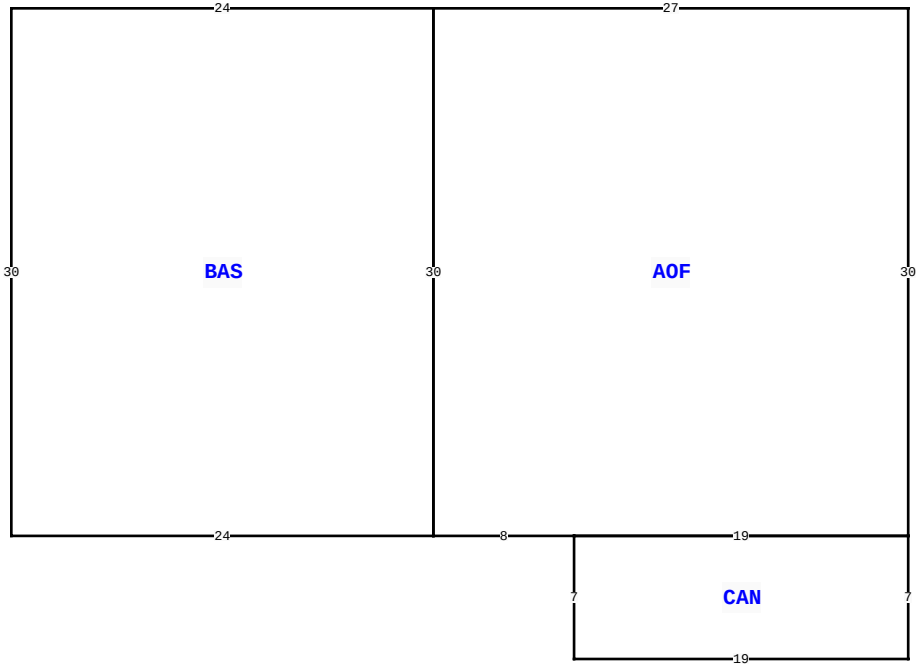
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		10 100
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	810	110		891	16,542
BAS	720	100		720	13,367
CAN	133	30		40	743
TOTALS	1,663			1,651	30,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	1,651	75.7680	37.13	61,302	1979	1979	0	0	0	50.00	50.00

1 SERV SHOP 0% - 2023 Heated Area: 1530 HX Base Yr



2087 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	0294	SHED WOOD/	0	0	40	18	720.00	UT	7.50	7.50	100	2003	2003	3	100	5,400	
2	0070	CARPORT UF	0	0	20	18	360.00	UT	3.00	3.00	100	2003	2003	3	100	1,080	
3	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	10,000	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
6	0070	CARPORT UF	0	0	28	30	840.00	UT	1.50	1.50	100	2017	2017	3	100	1,260	
7	0070	CARPORT UF	0	0	20	24	480.00	UT	1.50	1.50	100	2017	2017	3	100	720	
8	0070	CARPORT UF	0	0	18	20	360.00	UT	1.50	1.50	100	2017	2017	3	100	540	
9	0070	CARPORT UF	0	0	10	20	200.00	UT	1.50	1.50	100	2017	2017	3	100	300	
10	0070	CARPORT UF	0	0	18	25	450.00	UT	1.50	1.50	100	2017	2017	3	100	675	

LAND DESCRIPTION

TOTAL OB/XF 21,475

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	215.00	305.00	64,578.00	SF		1.00	1.00	1.00	2.75	2.75	177,590							

REVIEW DATE 09/08/2022 BY ME Total Acres: 1.48 Total Land Value: 177,590 Market: 0 Agricultural: 0 Common: 177,590 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	170,485
TOTAL MARKET OB/XF VALUE	21,475
TOTAL LAND VALUE - MARKET	177,590
TOTAL MARKET VALUE	369,550
SOH/AGL Deduction	0
ASSESSED VALUE	369,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,550
TOTAL JUST VALUE	369,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/814	6/15/2022	WD	U	I	30	488,500
GRANTOR: DMAC OF LAKE CITY						
GRANTEE: SR SERVICES OF LAKE						
1148/1570	4/22/2008	WD	Q	I	01	100
GRANTOR: MARY MANGRUM						
GRANTEE: DAVID MANGRUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S30 E24 AOF= E8 CAN= S7 E19 N7 W19$ E19 N30 W27 S30$ N30$.

COMM SW COR OF NW1/4 OF NW1/4, R
TO E R/W US-41 FOR POB, RUN N AL
E 285.5 FT, S 208.41 FT, W 324.5

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2091 SW MAIN BLVD
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BUILDING CHARACTERISTICS

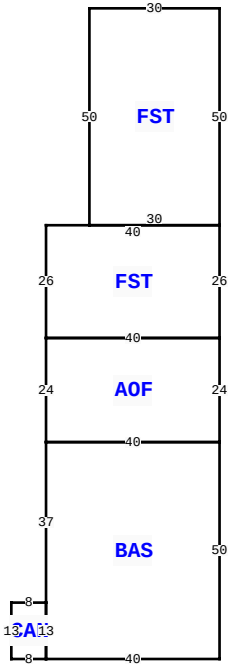
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	28	GLASS THRM 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		12 100
RMS		7 100
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	960	110		1,056	33,891
BAS	2,000	100		2,000	64,188
CAN	104	30		31	995
FST	1,040	50		520	16,689
FST	1,500	50		750	24,071
TOTALS	5,604			4,357	139,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	4,357	118.8620	53.49	233,056	1985	1985	0	0	0	40.00	60.00

2 PREF M B R 0% - 2023 Heated Area: 2960 HX Base Yr



2087 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,550
TOTAL JUST VALUE	369,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1148/1570	4/22/2008	WD	Q	I	01	100
GRANTOR: MARY MANGRUM						
GRANTEE: DAVID MANGRUM						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W40 S26 AOF= S24 BAS= S37 CAN= W8 S13 E8 N13$ S13 E40 N50 W40$ E40 N24 W40$ E40 N26$ FST= N50 W30 S50 E30$.

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

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 09/08/2022 BY ME Total Acres: 1.48 Total Land Value: 177,590 Market: 0 Agricultural: 0 Common: 177,590 PRINTED 11/16/2026 BY SYS