

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

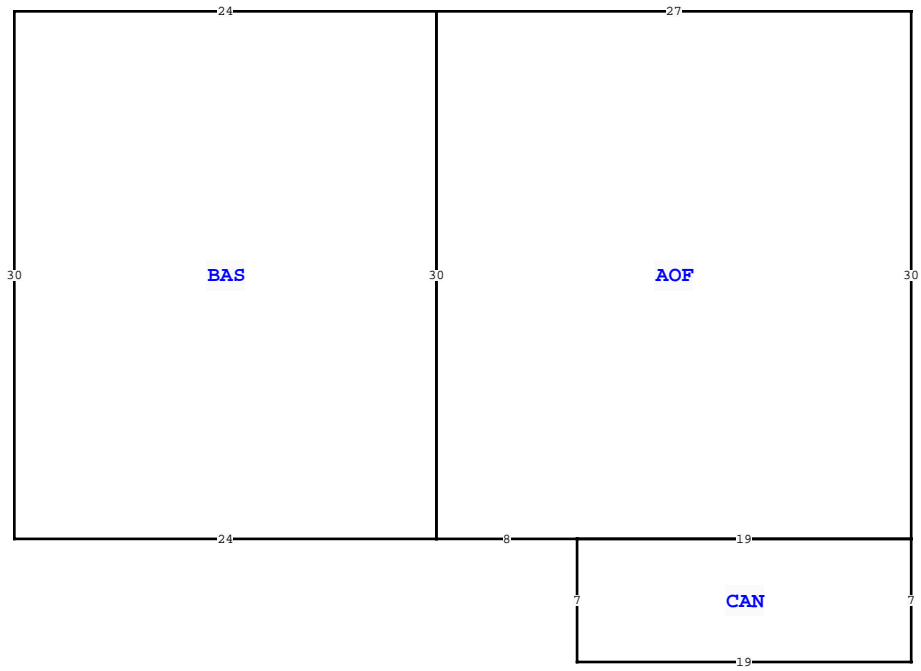
SR SERVICES OF LAKE CITY, LLC  
2091 SW MAIN BLVD  
LAKE CITY, FL 32025

**2026**

08-4S-17-08184-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
AOF	810	110	
BAS	720	100	
CAN	133	30	
TOTALS	1,663		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SERV SHOP	0%	- 2023								
Heated Area: 1530 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
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		353,405	

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	40	18	720.00	UT	7.50	7.50	100
2	0070	CARPORT UF	0	0	20	18	360.00	UT	3.00	3.00	100
3	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
6	0070	CARPORT UF	0	0	28	30	840.00	UT	1.50	1.50	100
7	0070	CARPORT UF	0	0	20	24	480.00	UT	1.50	1.50	100
8	0070	CARPORT UF	0	0	18	20	360.00	UT	1.50	1.50	100
9	0070	CARPORT UF	0	0	10	20	200.00	UT	1.50	1.50	100
10	0070	CARPORT UF	0	0	18	25	450.00	UT	1.50	1.50	100

TOTAL OB/XF											
21,475											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	1100	C	STORE 1FLR	0		CI	215.00	305.00	64,578.00	SF	1.00

BUILDING NOTES											

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

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	% 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							

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

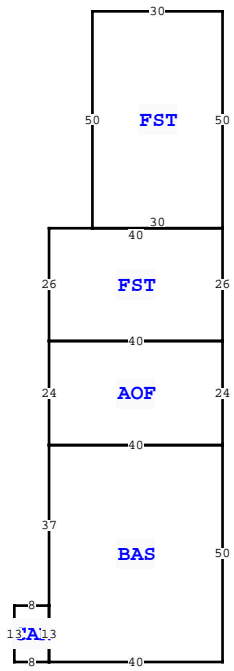
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2091 SW MAIN BLVD  
LAKE CITY, FL 32025

**2026**

08-4S-17-08184-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 90	
Exterior Wall	28	GLASS THRM 10	
Roof Structure	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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
AOF	960	110	
BAS	2,000	100	
CAN	104	30	
FST	1,040	50	
FST	1,500	50	
TOTALS	5,604		

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF 0

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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PREVIOUS YEAR MKT VALUE		353,405	

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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											
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\$.											