

COMM SW COR OF NW1/4 OF NW1/4, R
TO E R/W US-41, RUN N 215 FT FOR
FT, E 262.64 FT, S 112 FT, W 285

WALKER & WALKER HOLDINGS LLC
1541 SE 17TH STREET
OCALA, FL 34471

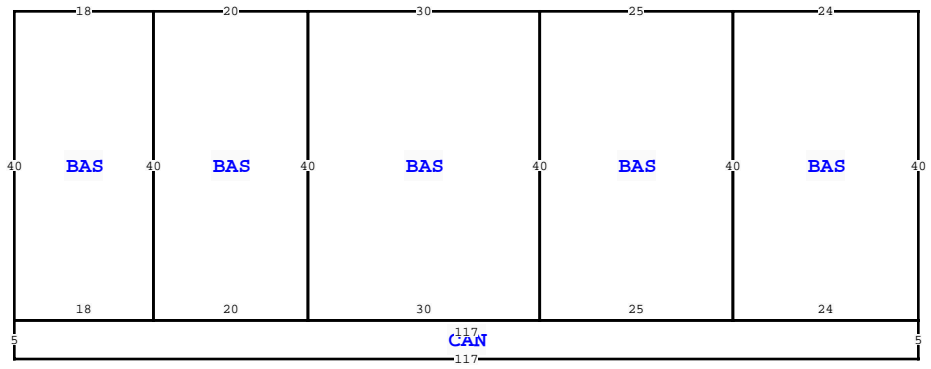
2026

08-4S-17-08184-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	32	HARDIE BRD	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		10	100
Frame	03	MASONRY	100
Story Height		14	100
RMS		11	100
Stories	1.	1.	100
Units		5	100
Condition Adj	03	03	100
Quality	05	05	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SHOP NBHD	0%	- 2025									
Heated Area: 4680 HX Base Yr												



DOR CODE	1600	COMMUNITY SHOPPING			
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
BAS	720	100		720	25,059
BAS	800	100		800	27,843
BAS	960	100		960	33,412
BAS	1,000	100		1,000	34,804
BAS	1,200	100		1,200	41,765
CAN	585	30		176	6,125
TOTALS	5,265			4,856	169,008

2057 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	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	6,300	
2	0070	CARPORT UF	0	0	12	240.00	UT	2.00	2.00	100	2008	2008	3	100	480	

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	1610	C	SH CTR NHD	0		CI	173.00	260.00	39,055.00	SF		1.00	1.00	1.00	2.75	2.75	107,401							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			169,008
TOTAL MARKET OB/XF VALUE			6,780
TOTAL LAND VALUE - MARKET			107,401
TOTAL MARKET VALUE			283,189
SOH/AGL Deduction			0
ASSESSED VALUE			283,189
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			283,189
TOTAL JUST VALUE			283,189
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			279,913
BLDG:5:1: USDA			
BLDG:4:1: LAKE CITY POSTAL CENTER			
BLDG:2:1: VOC OF REHAB			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052038	Electrical Servic	2,400	01/10/2025
33724	MAINT/ALTR	335	01/27/2016
30403	RECONNECT	75	08/21/2012
29864	MAINT/ALTR	75	01/09/2012
9323	RECONNECT	50	02/03/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1532/700	12/31/2024	WD	U	I	11	100	
GRANTOR: 2057 SW MAIN BLVD LLC							
GRANTEE: WALKER & WALKER HOL							
1308/0641	1/15/2016	WD	Q	I	01	303,000	
GRANTOR: LAKSHMI RAVINDRA & SA							
GRANTEE: 2057 SW MAIN BLVD L							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=-49,0] N40 W30 S40 E30 \$
BAS=[ORIG=-24,0] N40 W25 S40 E25 \$
BAS=[ORIG=0,0] N40 W24 S40 E24 \$
BAS=[ORIG=-79,0] N40 W20 S40 E20 \$
BAS=[ORIG=-99,0] N40 W18 S40 E18 \$
CAN=[ORIG=0,0] S5 W117 N5 E117 \$