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

2027

08-4S-17-08184-003

BUILDING CHARACTERISTICS

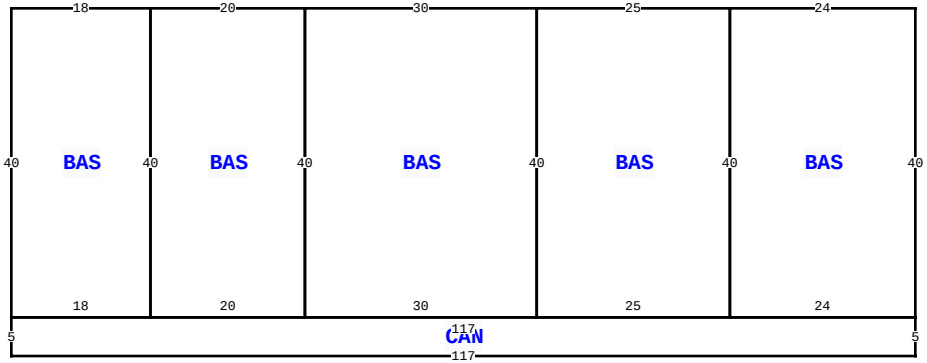
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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
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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	4,856	97.3539	63.28	307,288	1981	1995	0	0	0	45.00	55.00

1 SHOP NBHD 0% - 2025 Heated Area: 4680 HX Base Yr



2057 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,300	
2	0070	CARPORT UF	0	0	12	20	240.00	UT	2.00	2.00	100	2008	2008	3	100	480	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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	283,189

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,780

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	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							

REVIEW DATE 03/17/2026 BY JB Total Acres: 0.90 Total Land Value: 107,401 Market: 0 Agricultural: 0 Common: 107,401 PRINTED 11/16/2026 BY SYS