

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

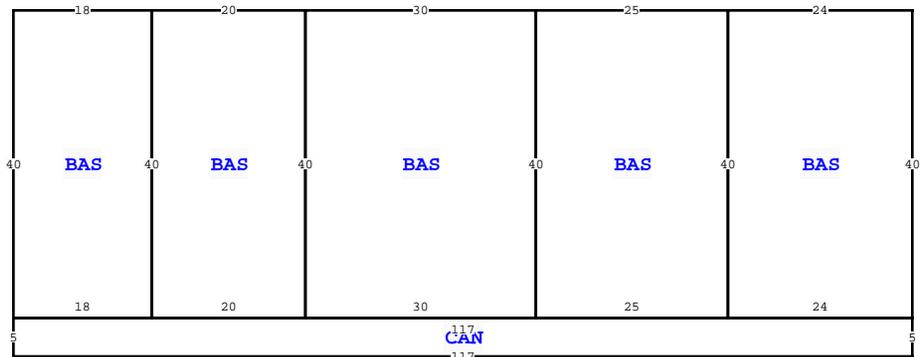
2026

08-4S-17-08184-003



ELEMENT	CD	CONSTRUCTION
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					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	25,831
BAS	800	100		800	28,701
BAS	960	100		960	34,442
BAS	1,000	100		1,000	35,877
BAS	1,200	100		1,200	43,052
CAN	585	30		176	6,314
TOTALS	5,265			4,856	174,216

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	

EXTRA FEATURES		2057 SW MAIN BLVD, LAKE CITY	
BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	174,216		
TOTAL MARKET OB/XF VALUE	6,780		
TOTAL LAND VALUE - MARKET	97,638		
TOTAL MARKET VALUE	278,634		
SOH/AGL Deduction	0		
ASSESSED VALUE	278,634		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	278,634		
TOTAL JUST VALUE	278,634		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	279,913		

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.50	2.50	97,638							