BEG NW COR OF SW1/4 OF SW1/4, RU TO E R/W US-41, S ALONG R/W 450 N 25 FT, E 548.5 FT TO W R/W OF

MILTON BRITTNEE NICOLE
2659 SW MAIN BLVD
LAKE CITY, FL 32025

2027

08-4S-17-08195-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07

DOR CODE 7601 MORTUARY/CEMETARY - NON- EX

MAP NUM | MKT AREA 06

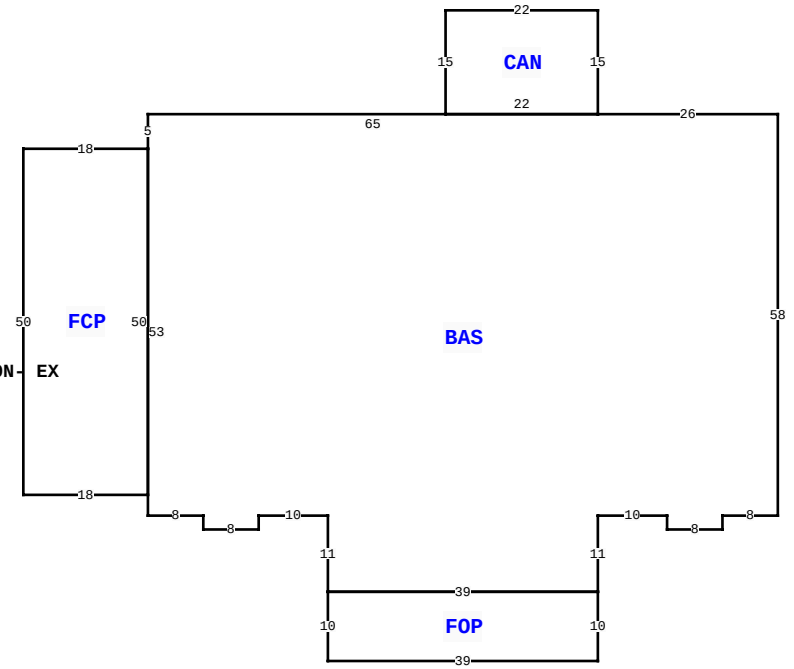
NEIGHBORHOOD/LOC 8417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,739	100		5,739	202,013
CAN	330	30		99	3,485
FCP	900	30		270	9,504
FOP	390	30		117	4,118
TOTALS	7,359			6,225	219,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6800	04	6,225	118.5094	64.00	398,400	1995	1995	0	0	0	45.00	55.00

3 MORTUARY 0% - 2025 Heated Area: 5739 HX Base Yr



2659 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	29,692.00	UT	0.90	0.90	100	1995	1995	3	100	26,723	
2	0166	CONC,PAVMT	0	0	0	0	560.00	UT	1.50	1.50	100	1995	1995	3	100	840	
3	0010	BARN,BLK	0	0	30	76	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0030	BARN,MT	0	0	26	70	1,820.00	UT	9.00	9.00	100	2013	2013	3	100	16,380	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	219,120
TOTAL MARKET OB/XF VALUE	44,943
TOTAL LAND VALUE - MARKET	238,425
TOTAL MARKET VALUE	502,488
SOH/AGL Deduction	0
ASSESSED VALUE	502,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,488
TOTAL JUST VALUE	502,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	502,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050474	Roof Replacement	45,000	07/31/2024
31537	STORAGE	188	10/22/2013
8396	COMMERCIAL	250,000	05/18/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1	10/25/2024	WD	U	I	11	100
GRANTOR: GUERRY WILLIAM L REVO						
GRANTEE: MILTON BRITTNEE NIC						
1508/1885	2/21/2024	WD	U	I	11	100
GRANTOR: MILTON BRITTNEE NICOL						
GRANTEE: MILTON BRITTNEE NIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 CAN= N15 W22 S15 E22$ W65 S5 FCP= W18 S50 E18 N50$ S53 E8 S2 E8 N2 E10 S11 FOP= S10 E39 N10 W39$ E39 N11E10 S2 E8 N2 E8 N58$.

LAND DESCRIPTION

TOTAL OB/XF 44,943

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	7600	C	MORTUARY	0		RSF-2	450.00	1,000.00	8.50	AC		1.00	1.00	0.85	33,000.00	28,050.00	238,425							

REVIEW DATE 12/31/2024 BY mark Total Acres: 8.50 Total Land Value: 238,425 Market: 0 Agricultural: 0 Common: 238,425 PRINTED 11/16/2026 BY SYS