

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

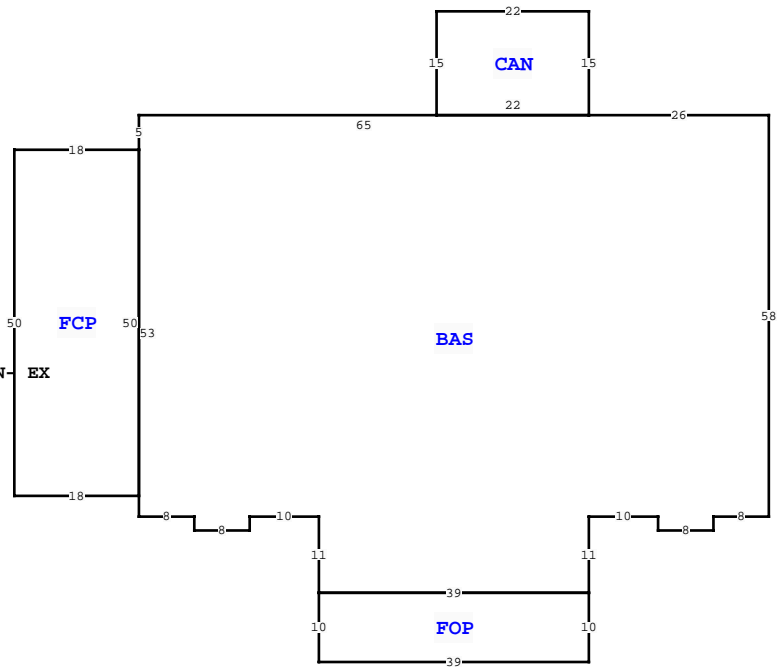
MILTON BRITNEE NICOLE
2659 SW MAIN BLVD
LAKE CITY, FL 32025

2026

08-4S-17-08195-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	

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	45.00	55.00		
3 MORTUARY 0% - 2025 Heated Area: 5739 HX Base Yr													



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

2659 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
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	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	

TOTAL OB/XF 44,943

LAND DESCRIPTION																								
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	7600	C	MORTUARY	0		RSF-2450.00		0000.00	8.50	AC		1.00	1.00	0.85	33,000.00	28,050.00	238,425							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			496,377

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 BRITNEE NIC						
1508/1885	2/21/2024	WD	U	I	11	100
GRANTOR: MILTON BRITNEE NICOL						
GRANTEE: MILTON BRITNEE 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\$.													