COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41 FOR POB, RUN NW ALON
300 FT, NW 700 FT, RUN SW'LY 810

MYSTERIA ENTERPRISES LLC
1524 NW MAIN BLVD
LAKE CITY, FL 32055

2027

19-3S-17-05078-000

BUILDING CHARACTERISTICS

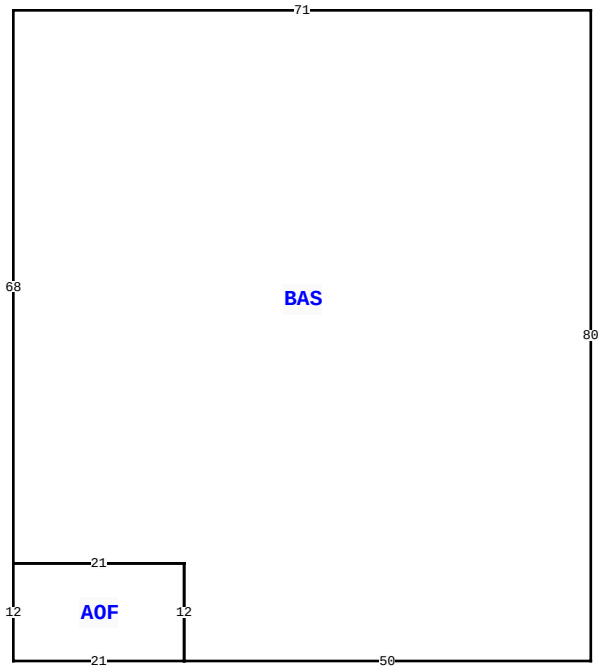
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	252	110		277	3,833
BAS	5,428	100		5,428	75,102
TOTALS	5,680			5,705	78,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	5,705	60.6808	23.06	131,557	1970	1970	0	0	0	40.00	60.00

1 PREF M B A 0% - 2025 Heated Area: 5680 HX Base Yr



1524 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	298,936
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	55,282
TOTAL MARKET VALUE	360,718
SOH/AGL Deduction	0
ASSESSED VALUE	360,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,718
TOTAL JUST VALUE	360,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,718

BLDG:6:1: PARTS DEPT.FOR TIRES

BLDG:1:1: BOAT REPAIR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050184	Electrical Servic	7,500	06/24/2024
8200	PUMP/UTPOL	30	03/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2143	3/20/2024	WD	U	I	37	1,400,000
GRANTOR: BROWN ROBERT K						
GRANTEE: MYSTERIA ENTERPRISE						
0939/1102	11/02/2001	WD	Q	I	01	100
GRANTOR: ETTA L BROWN						
GRANTEE: ROBERT & CAROL BROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 S68 AOF= S12 E21 N12 W21$ E21 S12 E50 N80$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	5,000.00	5,000.00	60	1993	1993	3	60	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,500

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	2502	C	BOAT RE/MH	0		I	500.00	300.00	2.74	AC		1.00	1.00	1.00	20,000.00	20,000.00	54,800							
2	9630	C	SWAMP	0			0.00	0.00	4.32	AC		1.00	1.00	1.00	100.00	100.00	432							
3	9520	C	LAKE	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							

REVIEW DATE 12/26/2024 BY TW Total Acres: 9.06 Total Land Value: 55,282 Market: 0 Agricultural: 0 Common: 55,282 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41 FOR POB, RUN NW ALON
300 FT, NW 700 FT, RUN SW'LY 810

MYSTERIA ENTERPRISES LLC
1524 NW MAIN BLVD
LAKE CITY, FL 32055

2027

19-3S-17-05078-000

BUILDING CHARACTERISTICS

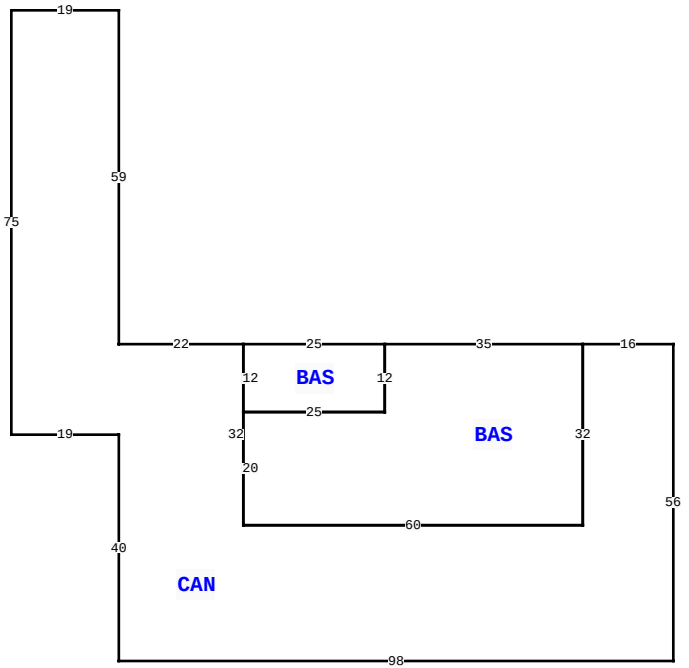
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	02	SHED 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	6,036
BAS	1,620	100		1,620	32,595
CAN	4,993	30		1,498	30,140
TOTALS	6,913			3,418	68,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	3,418	82.1184	40.24	137,540	1972	1972	0	0	0	50.00	50.00

2 VEH SALE/R 0% - 2025 Heated Area: 1920 HX Base Yr



1524 NW 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	298,936
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	55,282
TOTAL MARKET VALUE	360,718
SOH/AGL Deduction	0
ASSESSED VALUE	360,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,718
TOTAL JUST VALUE	360,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2143	3/20/2024	WD	U	I	37	1,400,000
GRANTOR: BROWN ROBERT K						
GRANTEE: MYSTERIA ENTERPRISE						
0939/1102	11/02/2001	WD	Q	I	01	100
GRANTOR: ETTA L BROWN						
GRANTEE: ROBERT & CAROL BROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 BAS= S12 W25 N12 E25$ S12W25 S20 E60 N32$ CAN= E16 S56W98 N40 W19 N75 E19 S59E22 S32 E60 N32$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/26/2024 BY TW Total Acres: 9.06 Total Land Value: 55,282 Market: 0 Agricultural: 0 Common: 55,282 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41 FOR POB, RUN NW ALON
300 FT, NW 700 FT, RUN SW'LY 810

MYSTERIA ENTERPRISES LLC
1524 NW MAIN BLVD
LAKE CITY, FL 32055

2027

19-3S-17-05078-000

BUILDING CHARACTERISTICS

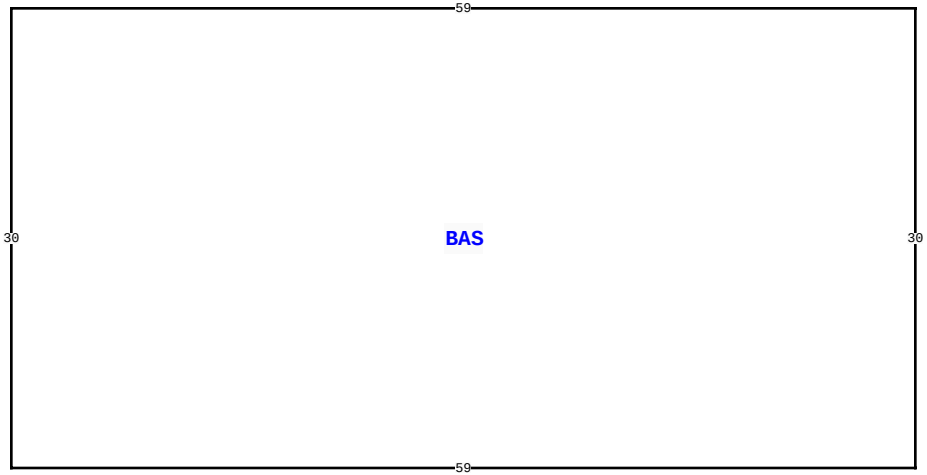
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,770	100		1,770	15,373
TOTALS	1,770			1,770	15,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	1,770	36.9600	17.37	30,745	1959	1959	0	0	0	50.00	50.00

3 SERVGARAGE 0% - 2025 Heated Area: 1770 HX Base Yr



1524 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	298,936
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	55,282
TOTAL MARKET VALUE	360,718
SOH/AGL Deduction	0
ASSESSED VALUE	360,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,718
TOTAL JUST VALUE	360,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2143	3/20/2024	WD	U	I	37	1,400,000
GRANTOR: BROWN ROBERT K						
GRANTEE: MYSTERIA ENTERPRISE						
0939/1102	11/02/2001	WD	Q	I	01	100
GRANTOR: ETTA L BROWN						
GRANTEE: ROBERT & CAROL BROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 S30 E59 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/26/2024 BY TW Total Acres: 9.06 Total Land Value: 55,282 Market: 0 Agricultural: 0 Common: 55,282 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41 FOR POB, RUN NW ALON
300 FT, NW 700 FT, RUN SW'LY 810

MYSTERIA ENTERPRISES LLC
1524 NW MAIN BLVD
LAKE CITY, FL 32055

2027

19-3S-17-05078-000

BUILDING CHARACTERISTICS

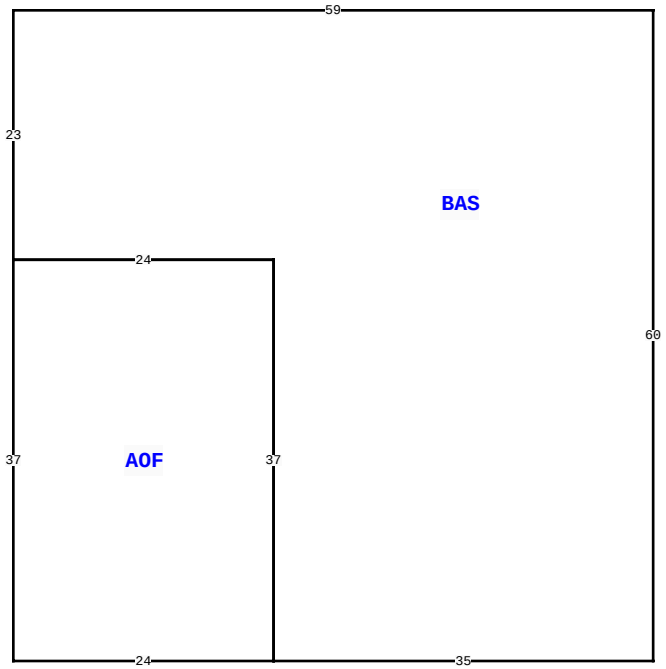
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	888	110		977	14,198
BAS	2,652	100		2,652	38,539
TOTALS	3,540			3,629	52,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	3,629	63.7364	24.22	87,894	1965	1965	0	0	0	40.00	60.00

4 PREF M B A 0% - 2025 Heated Area: 3540 HX Base Yr



1524 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	298,936
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	55,282
TOTAL MARKET VALUE	360,718
SOH/AGL Deduction	0
ASSESSED VALUE	360,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,718
TOTAL JUST VALUE	360,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2143	3/20/2024	WD	U	I	37	1,400,000
GRANTOR: BROWN ROBERT K						
GRANTEE: MYSTERIA ENTERPRISE						
0939/1102	11/02/2001	WD	Q	I	01	100
GRANTOR: ETTA L BROWN						
GRANTEE: ROBERT & CAROL BROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W59 S23 AOF= S37 E24 N37 W24$ E24 S37 E35 N60$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/26/2024 BY TW Total Acres: 9.06 Total Land Value: 55,282 Market: 0 Agricultural: 0 Common: 55,282 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41 FOR POB, RUN NW ALON
300 FT, NW 700 FT, RUN SW'LY 810

MYSTERIA ENTERPRISES LLC
1524 NW MAIN BLVD
LAKE CITY, FL 32055

2027

19-3S-17-05078-000

BUILDING CHARACTERISTICS

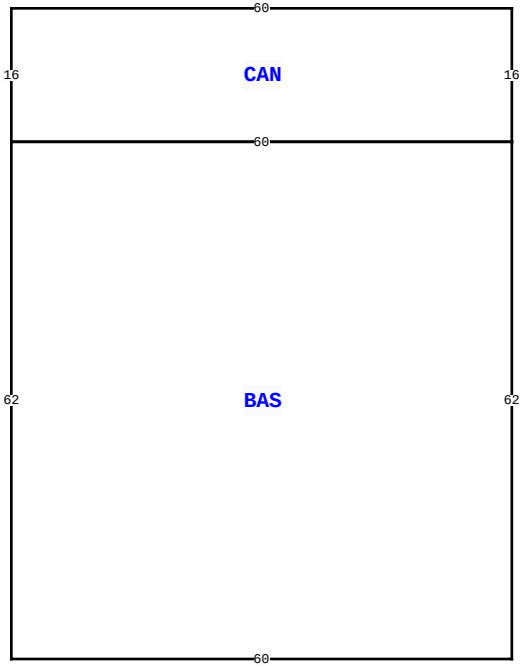
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,720	100		3,720	39,358
CAN	960	30		288	3,047
TOTALS	4,680			4,008	42,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	4,008	45.0316	21.16	84,809	1959	1959	0	0	0	50.00	50.00

5 SERVGARAGE 0% - 2025 Heated Area: 3720 HX Base Yr



1524 NW 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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	298,936
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	55,282
TOTAL MARKET VALUE	360,718
SOH/AGL Deduction	0
ASSESSED VALUE	360,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,718
TOTAL JUST VALUE	360,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2143	3/20/2024	WD	U	I	37	1,400,000
GRANTOR: BROWN ROBERT K						
GRANTEE: MYSTERIA ENTERPRISE						
0939/1102	11/02/2001	WD	Q	I	01	100
GRANTOR: ETTA L BROWN						
GRANTEE: ROBERT & CAROL BROW						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W60 S16 BAS= S62 E60 N62 W60$ E60 N16$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/26/2024 BY TW Total Acres: 9.06 Total Land Value: 55,282 Market: 0 Agricultural: 0 Common: 55,282 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41 FOR POB, RUN NW ALON
300 FT, NW 700 FT, RUN SW'LY 810

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LAKE CITY, FL 32055

2027

19-3S-17-05078-000

BUILDING CHARACTERISTICS

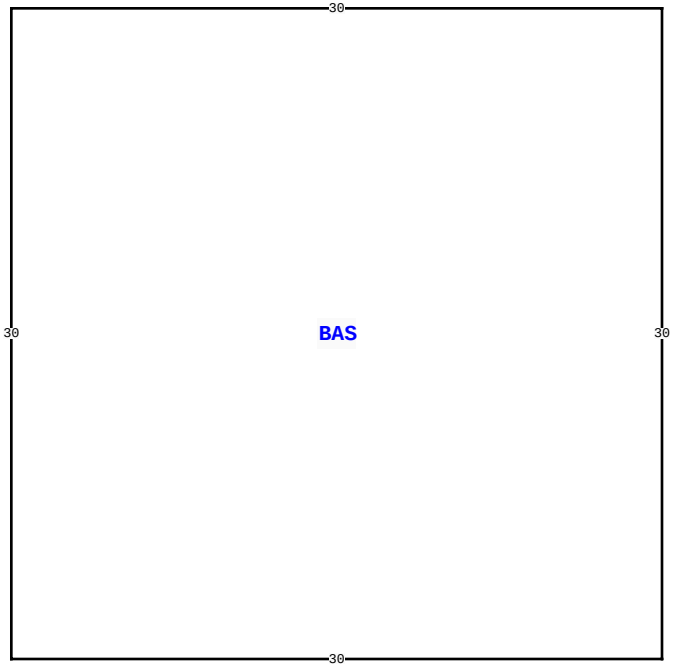
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	21,514
TOTALS	900			900	21,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	900	104.8362	39.84	35,856	1980	1980	0	0	0	40.00	60.00

6 PREF M B A 0% - 2025 Heated Area: 900 HX Base Yr



1524 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	298,936
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	55,282
TOTAL MARKET VALUE	360,718
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ASSESSED VALUE	360,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,718
TOTAL JUST VALUE	360,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2143	3/20/2024	WD	U	I	37	1,400,000
GRANTOR: BROWN ROBERT K						
GRANTEE: MYSTERIA ENTERPRISE						
0939/1102	11/02/2001	WD	Q	I	01	100
GRANTOR: ETTA L BROWN						
GRANTEE: ROBERT & CAROL BROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S30 E30 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/26/2024 BY TW Total Acres: 9.06 Total Land Value: 55,282 Market: 0 Agricultural: 0 Common: 55,282 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
W R/W US-41 FOR POB, RUN NW ALON
300 FT, NW 700 FT, RUN SW'LY 810

MYSTERIA ENTERPRISES LLC
1524 NW MAIN BLVD
LAKE CITY, FL 32055

2027

19-3S-17-05078-000

BUILDING CHARACTERISTICS

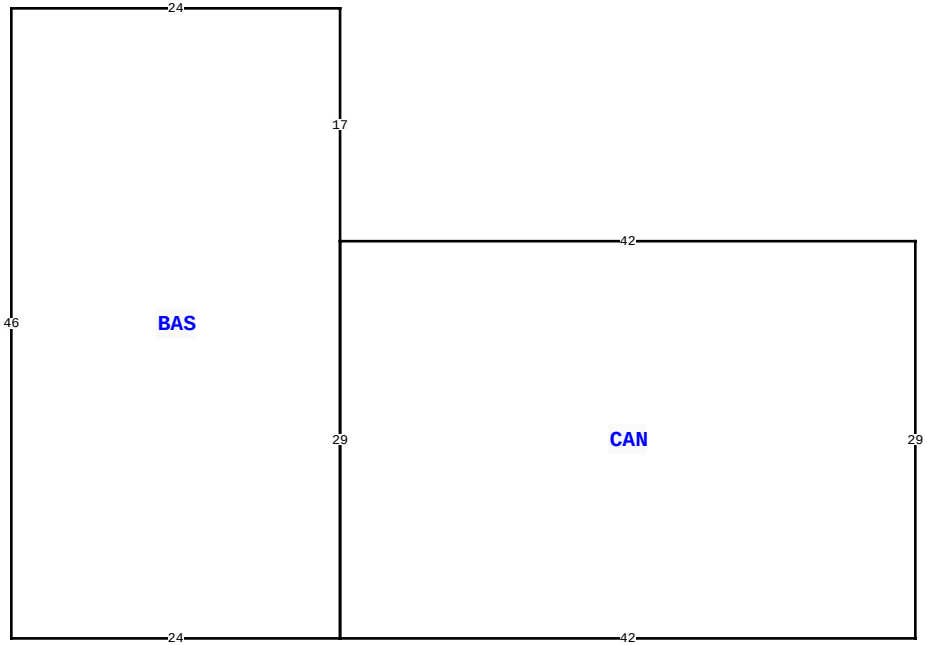
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	14,434
CAN	1,218	30		365	4,772
TOTALS	2,322			1,469	19,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	1,469	57.3300	21.79	32,010	1980	1980	0	0	0	40.00	60.00

7 PREF M B A 0% - 2025 Heated Area: 1104 HX Base Yr



1524 NW 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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 7 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	298,936
TOTAL MARKET OB/XF VALUE	6,500
TOTAL LAND VALUE - MARKET	55,282
TOTAL MARKET VALUE	360,718
SOH/AGL Deduction	0
ASSESSED VALUE	360,718
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,718
TOTAL JUST VALUE	360,718
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	360,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/2143	3/20/2024	WD	U	I	37	1,400,000
GRANTOR: BROWN ROBERT K						
GRANTEE: MYSTERIA ENTERPRISE						
0939/1102	11/02/2001	WD	Q	I	01	100
GRANTOR: ETTA L BROWN						
GRANTEE: ROBERT & CAROL BROW						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W42 BAS= N17 W24 S46 E24 N29$ S29 E42 N29$.

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TOTAL OB/XF 0

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