



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
AOF	252	110	
BAS	5,428	100	
TOTALS	5,680		
TOTALS		5,705	83,076

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1	PREF M B A	0%	- 2025									Heated Area: 5680													
												HX Base Yr													
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>06/23/2021</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	06/23/2021	INC DATE		AG DATE	
BLD DATE		LGL DATE																							
XF DATE		LAND DATE	06/23/2021																						
INC DATE		AG DATE																							
1524 NW MAIN BLVD, LAKE CITY																									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	315,889		
TOTAL MARKET OB/XF VALUE	6,500		
TOTAL LAND VALUE - MARKET	48,432		
TOTAL MARKET VALUE	370,821		
SOH/AGL Deduction	0		
ASSESSED VALUE	370,821		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	370,821		
TOTAL JUST VALUE	370,821		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	351,411		
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 / V / RSN CD
1515/2143	3/20/2024	WD U	I 37
GRANTOR: BROWN ROBERT K			
GRANTEE: MYSTERIA ENTERPRISE			
0939/1102	11/02/2001	WD Q	I 01
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																	
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	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	
TOTAL OB/XF 6,500																	

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	DPH 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	17,500.00	17,500.00	47,950							
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							

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

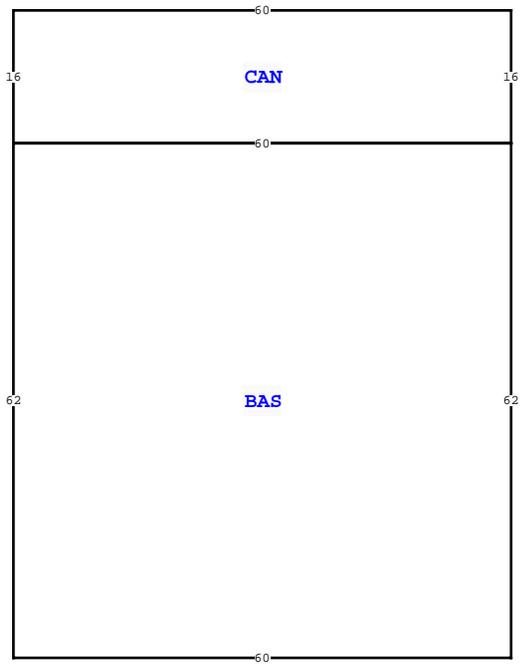
2026

19-3S-17-05078-000



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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
5	SERV	GARAGE	0%	- 2025								Heated Area: 3720 HX Base Yr	



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	41,887
CAN	960	30		288	3,243
TOTALS	4,680			4,008	45,130

1524 NW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021
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
TOTAL OB/XF 0																

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 7
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			315,889
TOTAL MARKET OB/XF VALUE			6,500
TOTAL LAND VALUE - MARKET			48,432
TOTAL MARKET VALUE			370,821
SOH/AGL Deduction			0
ASSESSED VALUE			370,821
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			370,821
TOTAL JUST VALUE			370,821
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,411

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\$.

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

2026

19-3S-17-05078-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,104	100	
CAN	1,218	30	
TOTALS	2,322		1,469 20,210

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
7	PREF	M B A	0%	- 2025																			
					Heated Area: 1104																		
					HX Base Yr																		
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COLUMBIA COUNTY PROPERTY		PAGE 7 of 7	2
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1524 NW MAIN BLVD, LAKE CITY											
TOTAL OB/XF 0											

BUILDING NOTES											

BUILDING DIMENSIONS											
CAN= W42 BAS= N17 W24 S46 E24 N29S S29 E42 N29S.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV