

W1/2 OF THE FOLLOWING: COMM NW C
MCFARLANE PARK S/D, W 40 FT TO W
1, N 22.4 FT TO S LINE OF DUVAL

MAIN BLVD RENTAL LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

31-3S-17-06167-000

| ELEMENT | CD | CONSTRUCTION |
|----------------|------|----------------|
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 80 |
| Interior Floor | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 4 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0800 | MULTI-FAM <10 |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|----------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| 1 | TRI/QUAD | 0% - 0 | | | | | | | | | |

Heated Area: 3298 HX Base Yr

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 725 | 100 | | 725 | 37,769 |
| BAS | 725 | 100 | | 725 | 37,769 |
| BAS | 924 | 100 | | 924 | 48,136 |
| BAS | 924 | 100 | | 924 | 48,136 |
| FCP | 468 | 25 | | 117 | 6,095 |
| FCP | 468 | 25 | | 117 | 6,095 |
| FOP | 10 | 30 | | 3 | 157 |
| FOP | 10 | 30 | | 3 | 157 |
| FOP | 112 | 30 | | 34 | 1,771 |
| PTO | 140 | 5 | | 7 | 365 |
| TOTALS | 5,006 | | | 3,604 | 187,750 |

** This building has 13 Sub-Areas

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 |
| INC DATE | | AG DATE | MLU |

| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 687.00 | UT | 1.13 | 1.13 | 100 | 1993 | 1993 | 3 | 100 | 773 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 2,157.00 | UT | 0.68 | 0.68 | 100 | 1993 | 1993 | 3 | 100 | 1,456 | |

| TOTAL OB/XF | | | | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 2,229 | | | | | | | | | | | | | | | | |

| 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 | 0800 | C | MULTI-FAM | 0 | | *RO | 158.00 | 105.00 | 16,590.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 16,590 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|--|-------------|-----|---------|
| VALUATION SUMMARY | | | 1 |
| VALUATION BY | STANDARD | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 187,750 |
| TOTAL MARKET OB/XF VALUE | | | 2,229 |
| TOTAL LAND VALUE - MARKET | | | 16,590 |
| TOTAL MARKET VALUE | | | 206,569 |
| SOH/AGL Deduction | | | 11,240 |
| ASSESSED VALUE | | | 195,329 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 195,329 |
| TOTAL JUST VALUE | | | 206,569 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 196,154 |
| SALE:1:1: NOT ARMS LENGTH- BLALOCK WORKS FOR CRAPP | | | |
| BLDG:1:1: AE/N-HX PULLED OUT ON PLOT | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1328/545 | 12/16/2016 | WD | U | I | 11 | 100 |
| GRANTOR: KATRINA BLALOCK | | | | | | |
| GRANTEE: MAIN BLVD RENTALS L | | | | | | |
| 1315/2563 | 6/01/2016 | WD | U | I | 37 | 250,000 |
| GRANTOR: KATRINA BLALOCK | | | | | | |
| GRANTEE: MAIN BOULEVARD RENT | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W11 FCP= N26 W18 S26 E18\$ W18 PTO= N14 W10 S14 E10\$ W9 | |
| BAS= W11 PTO= N10 W18 S10 E18\$ W18 PTO= N10 W18 S10E18\$ BAS= | |
| W28 PTO= N14 W10 S14 E10\$ W1 BAS= W9 FCP= N26W18 S26 E18\$ W29 | |
| S25 E25 FOP= E5 N2 W5 S2\$ N2 E13 N23\$S25 E15 FOP= S4 E28 N4 | |
| W28\$ E14 N25\$ S25 E29 N25\$ S23 E8 FOP= S2 E5 N2 W5\$ E5 S2 E25 | |
| N25\$. | |