

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

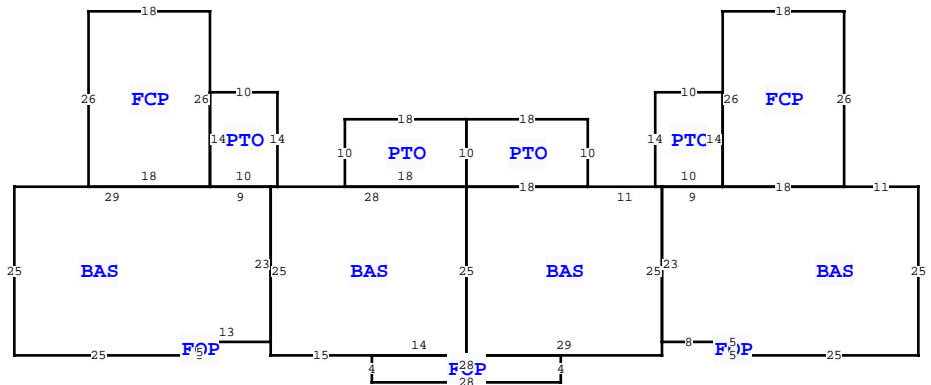
MAIN BLVD RENTAL LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

31-3S-17-06167-000


BUILDING CHARACTERISTICS	
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	0800MULTI-FAM <10
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS													
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	36,511
BAS	725	100		725	36,511
BAS	924	100		924	46,533
BAS	924	100		924	46,533
FCP	468	25		117	5,892
FCP	468	25		117	5,892
FOP	10	30		3	151
FOP	10	30		3	151
FOP	112	30		34	1,712
PTO	140	5		7	353
TOTALS	5,006			3,604	181,498

** This building has 13 Sub-Areas
1004 NW EADIE ST, LAKE CITY

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

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	2.00	2.00	33,180							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY	STANDARD				
Tax Group: 1	Tax Dist:				
BUILDING MARKET VALUE	181,498				
TOTAL MARKET OB/XF VALUE	2,229				
TOTAL LAND VALUE - MARKET	33,180				
TOTAL MARKET VALUE	216,907				
SOH/AGL Deduction	21,578				
ASSESSED VALUE	195,329				
TOTAL EXEMPTION VALUE	0				
BASE TAXABLE VALUE	195,329				
TOTAL JUST VALUE	216,907				
NCON VALUE	0				
INCOME VALUE	0				
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\$.	