

E1/2 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

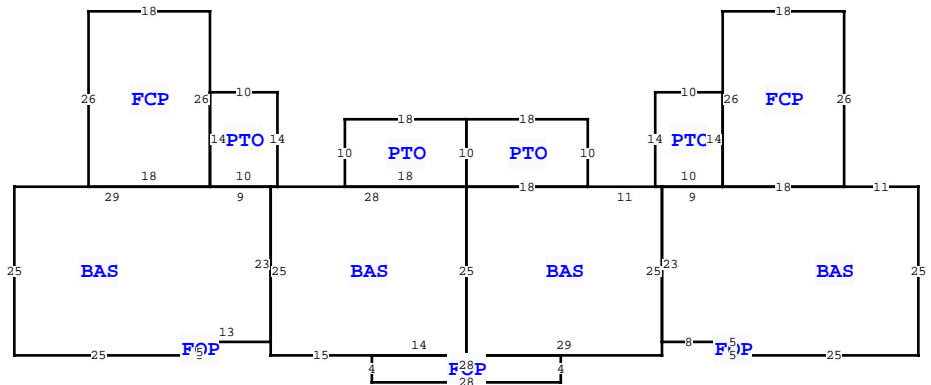
MAIN BLVD RENTAL LLC
1096 SW MAIN BLVD
LAKE CITY, FL 32025

2026

31-3S-17-06167-001


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
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

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

EXTRA FEATURES																
980 NW EADIE ST, LAKE CITY																
TOTAL OB/XF 2,229																

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	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			
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	4,809		
ASSESSED VALUE	212,098		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	212,098		
TOTAL JUST VALUE	216,907		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	196,154		

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																
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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\$.																