

S DIV: COMM SE COR OF SW1/4 OF S  
 FT TO W R/W US-41, RUN N ALONG  
 100 FT, E 476.8 FT TO POB. (BEIN

FLORIDA FIRST COAST INVESTMENT CORP  
 677 SW BASCOM NORRIS DR  
 LAKE CITY, FL 32025

2026

32-3S-17-14243-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																									
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
																				VALUATION BY STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 168,950 TOTAL MARKET VALUE 168,950 SOH/AGL Deduction 32,715 ASSESSED VALUE 136,235 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 136,235 TOTAL JUST VALUE 168,950 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 123,850																									
DOR CODE		0000 VACANT																		PERMIT NUM		DESCRIPTION		AMT		ISSUED																			
MAP NUM		06																		2491		ADDN COMM		58		10/24/2002																			
NEIGHBORHOOD/LOC		870317.00 1.00/																		SALES DATA																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE													
																						1514/1527		5/13/2024		WD Q		V /		01		150,000													
																				GRANTOR: 840 MAIN BLVD LLC										GRANTEE: FLORIDA FIRST COAST															
																				GRANTOR: N & K NAILS INC										GRANTEE: 840 MAIN BLVD LLC															
																				846 SW MAIN BLVD, LAKE CITY										BLD DATE		LGL DATE		05/12/2026		MLU									
																				XF DATE		LAND DATE																							
																				INC DATE		AG DATE																							
TOTALS																				BLD DATE		LGL DATE		05/12/2026		MLU																			
EXTRA FEATURES										846 SW MAIN BLVD, LAKE CITY										BUILDING NOTES																									
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																												
LAND DESCRIPTION										TOTAL OB/XF										0																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	0000	C	VAC RES	0		CG	100.00	250.00	25,000.00	SF		1.00	1.00	0.90	5.50	4.95	123,750																												
2	0000	C	VAC RES	0		CG	0.00	0.00	22,600.00	SF		1.00	1.00	1.00	2.00	2.00	45,200																												
REVIEW DATE 05/12/2026 BY MLU Total Acres: 1.09 Total Land Value: 168,950 Market: 0 Agricultural: 0 Common: 168,950 PRINTED 06/19/2026 BY SYS																																													