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

2027

32-3S-17-14243-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

846 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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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	19,091
ASSESSED VALUE	149,859
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,859
TOTAL JUST VALUE	168,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2491	ADDN COMM	58	10/24/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	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						
1472/2251	8/04/2022	WD	Q	V	01	130,000
GRANTOR: N & K NAILS INC						
GRANTEE: 840 MAIN BLVD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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 11/16/2026 BY SYS