C DIV: BLOCK 49.

533-625, 877-698, WD 1176-1379,

EXECUTIVE PARK COMPLEX LLC
P O BOX 358177
GAINESVILLE, FL 32635-8177

2026

00-00-00-12784-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		30 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		75 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

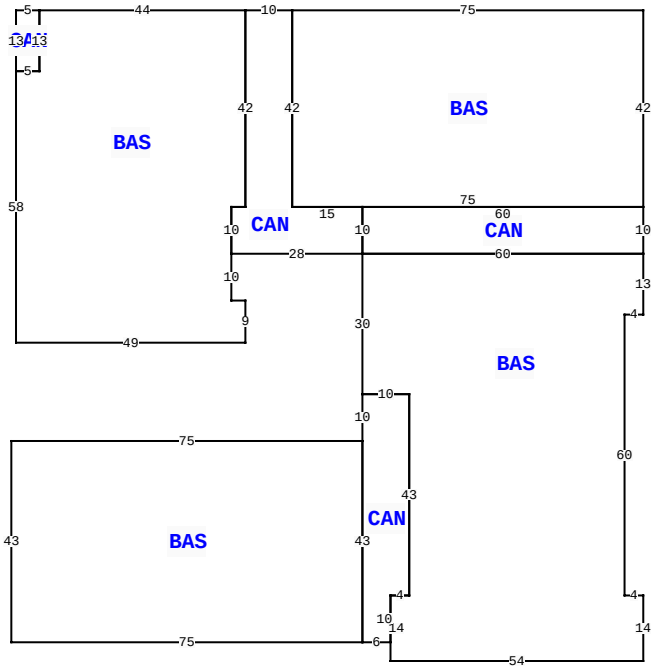
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,150	100		3,150	97,682
BAS	3,225	100		3,225	100,008
BAS	3,354	100		3,354	104,008
BAS	4,466	100		4,466	138,491
CAN	65	30		20	620
CAN	490	30		147	4,559
CAN	600	30		180	5,582
CAN	700	30		210	6,512
TOTALS	16,050			14,752	457,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	14,752	83.8080	62.02	914,919	1975	1975	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 14195 HX Base Yr



260 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	457,460
TOTAL MARKET OB/XF VALUE	13,715
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	576,175
SOH/AGL Deduction	0
ASSESSED VALUE	576,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	576,175
TOTAL JUST VALUE	576,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	576,175

LAND:1:1: ADJ3;SIZE ADJ4;TWO CORNERS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-348	COMMERCIAL	0	06/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1176/1379	6/30/2009	WD	U	I	11	100

GRANTOR: CRAIG SALLEY

GRANTEE: EXECUTIVE PARK COMP

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S30 CAN= S10 BAS= W75 S43 E75 N43$ S43 E6 N10 E4 N43W10$ E10 S43 W4 S14E54 N14 W4 N60 E4 N13 W60$ CAN= E60 N10 BAS= N42 W75 S42 E75$ W60 S10$ CAN= W28 BAS= S10 E3 S9 W49 N58 CAN= N13 E5 S13 W5$ E5 N13 E44S42 W3 S10$ N10 E3 N42 E10 S42 E15 S10$.

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	21,300.00	UT	1.10	1.10	50	2003	2003	3	50	11,715	

LAND DESCRIPTION

TOTAL OB/XF 13,715

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	1700	C	1STORY OFF	0		*CG	210.00	200.00	42,000.00	SF		1.00	1.00	1.00	2.50	2.50	105,000							

REVIEW DATE 11/29/2018 BY ME Total Acres: 0.96 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 11/17/2025 BY SYS