COMM NE COR OF NW1/4 OF SW1/4,
RUN W 244.20 FT TO E R/W OF
US-41, S ALONG R/W 1276.13 FT

LEADING EDGE PROPERTIES LLC
2932 SW 68TH LANE
GAINESVILLE, FL 32608

2026

05-4S-17-07610-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		28 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06

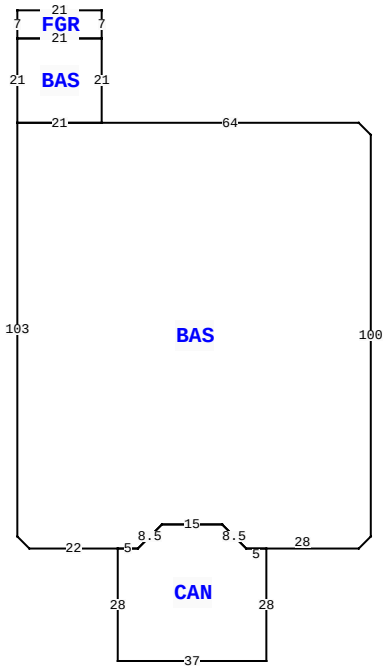
DOR CODE	1900	PROFESS SVC/BLD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100		441	25,220
BAS	9,189	100		9,189	525,493
CAN	1,162	30		349	19,958
FGR	147	60		88	5,032
TOTALS	10,939			10,067	575,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	10,067	106.2536	82.88	834,353	2001	2001	0	0	0	31.00	69.00

1 OFFICE MED 0% - 0 Heated Area: 9630 HX Base Yr



1615 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	575,704
TOTAL MARKET OB/XF VALUE	51,348
TOTAL LAND VALUE - MARKET	333,232
TOTAL MARKET VALUE	960,284
SOH/AGL Deduction	0
ASSESSED VALUE	960,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	960,284
TOTAL JUST VALUE	960,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	976,971

SALE:1:1: ALSO SEE ORB 846-948,

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0373	STORAGE SHED		06/24/2024
000046424	Remodel	15,000	02/01/2023
13-206	ADDN COMM	262	05/07/2013
151	MAINT/ALTR	50	04/18/2007
1801	COMMERCIAL	1,975	05/17/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1176/1579	7/02/2009	WD	Q	I	01	1,170,000
GRANTOR: REICHERT EYE CENTERS						
GRANTEE: LEADING EDGE PROPER						
0846/0950	9/03/1997	WD	Q	V		175,000
GRANTOR: SOUTHERN BELL & SUNLI						
GRANTEE: REICHERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 BAS= N21 FGR= N7 W21 S7 E21$ W21 S21 E21$ W21 S103 D3 R3 E22 CAN= S28 E37 N28 W5 U6 L6 W15 L6 D6 W5$ E5 U6 R6 E15 R6 D6 E28 R3 U3 N100 U3 L3 $.

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	0260	PAVEMENT-A	0	0	0	0	40,587.00	UT	0.90	0.90	100	2001	2001	3	100	36,528	
2	0166	CONC,PAVMT	0	0	0	0	3,144.00	UT	1.50	1.50	100	2001	2001	3	100	4,716	
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	3,000	
4	0169	FENCE/WOOD	0	0	0	0	56.00	UT	18.00	18.00	50	2008	2008	3	50	504	
5	0294	SHED WOOD/	0	0	40	11	440.00	UT	15.00	15.00	100	2025	2024		100	6,600	

LAND DESCRIPTION

TOTAL OB/XF 51,348

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	1910	C	MEDIC OFF	0		CI	0.00	0.00	133,293.00	SF		1.00	1.00	1.00	2.50	2.50	333,232							

REVIEW DATE 09/29/2016 BY DF Total Acres: 3.06 Total Land Value: 333,232 Market: 0 Agricultural: 0 Common: 333,232 PRINTED 11/17/2025 BY SYS