LOT 1 MARION PLACE OFFICE PARK
S/D. EX S 13 FT DESC IN ORB
968-2403. ORB 957-1604, WD

CORNERSTONE PARTNERS LIMITED
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

2026

05-4S-17-07610-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

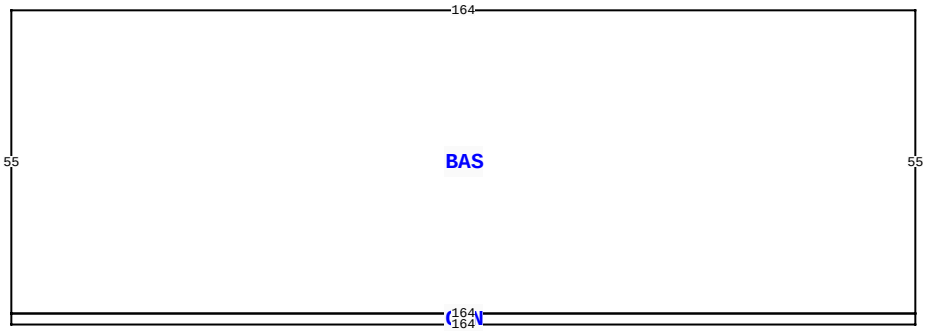
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		16 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		8 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1600	COMMUNITY SHOPPING
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	9,020	100		9,020	444,263
CAN	328	30		98	4,827
TOTALS	9,348			9,118	449,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3800	04	9,118	105.4281	67.47	615,191	2003	2003	0	0	0	27.00	73.00

1 SHOP NBHD 0% - 0 Heated Area: 9020 HX Base Yr



265 SW MALONE ST, 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	449,089
TOTAL MARKET OB/XF VALUE	34,647
TOTAL LAND VALUE - MARKET	137,996
TOTAL MARKET VALUE	621,732
SOH/AGL Deduction	0
ASSESSED VALUE	621,732
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	621,732
TOTAL JUST VALUE	621,732
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	634,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0279	REMODEL	0	05/20/2015
2578	COMMERCIAL	1,350	01/28/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/1021	1/05/2016	WD	U	I	30	2,835,000
GRANTOR: WESTFIELD GROUP LLLP						
GRANTEE: CORNERSTONE PARTNER						
0957/1604	7/11/2002	WD	Q	V		350,000
GRANTOR: COLUMBIA INVESTORS LL						
GRANTEE: WESTFIELD GROUP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W164 S55 CAN= S2 E164 N2 W164$ E164 N55$.

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	1,640.00	UT	2.00	2.00	100	2003	2003	3	100	3,280	
2	0260	PAVEMENT-A	0	0	0	0	28,202.00	UT	1.10	1.10	75	2003	2003	3	75	23,267	
3	0253	LIGHTING	0	0	0	0	6.00	UT	1,800.00	1,800.00	75	2008	2008	3	75	8,100	

LAND DESCRIPTION

TOTAL OB/XF 34,647

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	1610	C	SH CTR NHD	0		CI	0.00	0.00	55,756.00	SF		1.00	1.00	1.10	2.25	2.48	137,996							

REVIEW DATE 04/13/2016 BY DF Total Acres: 1.28 Total Land Value: 137,996 Market: 0 Agricultural: 0 Common: 137,996 PRINTED 10/01/2025 BY SYS