LOT 10 MARION PLACE OFFICE PARK

931-2212, WD 1031-1857, WD 1222-

QNRE LLC
6800 NW 9TH BLVD, UNIT 2
GAINESVILLE, FL 32605

2026

05-4S-17-07610-210

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

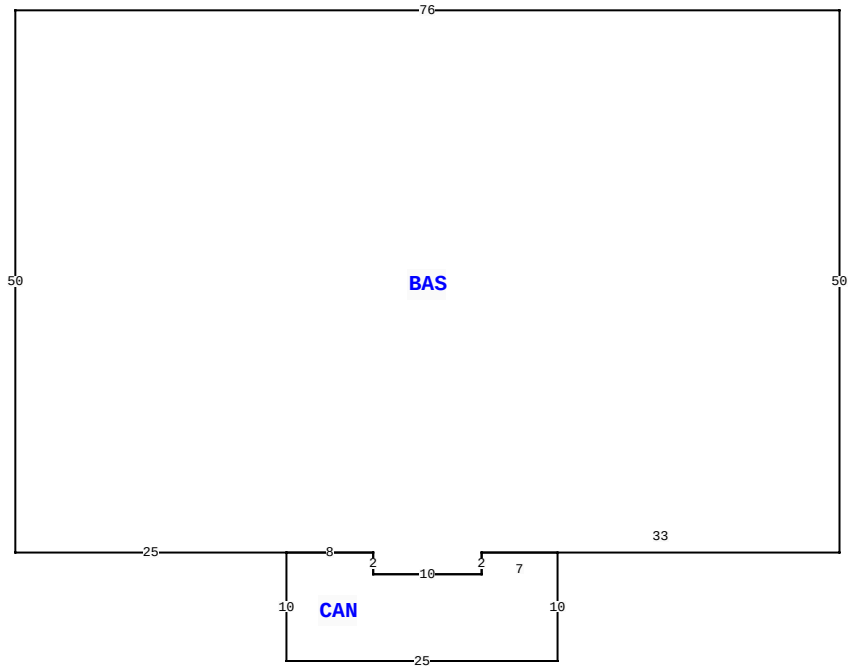
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		22 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
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	3,820	100		3,820	295,792
CAN	230	30		69	5,343
TOTALS	4,050			3,889	301,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	3,889	139.8163	109.06	424,134	2002	2002	0	0	0	29.00	71.00

1 OFFICE MED 0% - 2022 Heated Area: 3820 HX Base Yr



1717 SW NEWLAND WAY, 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	301,135
TOTAL MARKET OB/XF VALUE	12,002
TOTAL LAND VALUE - MARKET	49,986
TOTAL MARKET VALUE	363,123
SOH/AGL Deduction	0
ASSESSED VALUE	363,123
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,123
TOTAL JUST VALUE	363,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2169	COMMERCIAL	1,338	08/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1523	7/02/2021	WD	Q	I	01	480,000
GRANTOR: TEPEDINO MIGUEL J						
GRANTEE: QNRE LLC						
1222/0923	10/03/2011	WD	Q	I	01	465,000
GRANTOR: EDUARDO G ROMERO MD						
GRANTEE: MIGUEL J TEPEDINO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S50 E25 CAN= S10 E25 N10 W7 S2 W10 N2 W8$ E8 S2 E10 N2 E33 N50$.

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	650.00	UT	2.00	2.00	100	2002	2002	3	100	1,300	
2	0260	PAVEMENT-A	0	0	0	0	9,729.00	UT	1.10	1.10	100	2002	2002	3	100	10,702	

LAND DESCRIPTION

TOTAL OB/XF 12,002

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	22,216.00	SF		1.00	1.00	1.00	2.25	2.25	49,986							

REVIEW DATE 09/29/2016 BY DF Total Acres: 0.51 Total Land Value: 49,986 Market: 0 Agricultural: 0 Common: 49,986 PRINTED 11/05/2025 BY SYS