



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	21	STONE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		36 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		21 100
Stories	2.	2. 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	5,400	100		5,400	431,302
FUS	2,064	100		2,064	164,853
TOTALS	7,464			7,464	596,155

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	12,911.00	UT	1.60	1.60	
2	0166	CONC, PAVMT	0	0	0	0	1,189.00	UT	2.25	2.25	
3	0169	FENCE/WOOD	0	0	0	0	144.00	UT	18.00	18.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	1910	C	MEDIC OFF	0		CI	0.00	0.00	41,252.00	SF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
5201	04	7,464	129.5760	119.21	889,783	2000	2000	0	0	0	33.00	67.00	
1 EX MED/SUR 0% - 0 Heated Area: 7464 HX Base Yr													

1859 SW NEWLAND WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		596,155	
TOTAL MARKET OB/XF VALUE		25,925	
TOTAL LAND VALUE - MARKET		102,099	
TOTAL MARKET VALUE		724,179	
SOH/AGL Deduction		0	
ASSESSED VALUE		724,179	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		724,179	
TOTAL JUST VALUE		724,179	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		741,974	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045990	Roof Replacement	28,500	11/28/2022
000044155	Electrical Serv	0	04/11/2022
16-0661	COMMERCIAL	0	07/25/2016
1861	COMMERCIAL	2,047	07/10/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1186/2307	12/31/2009	WD	Q	I	01	1,050,000	
GRANTOR: ASLAN ASSOCIATION INC							
GRANTEE: SPS OF GAINESVILLE							
0901/1149	4/28/2000	WD	Q	V		208,100	
GRANTOR: COLUMBIA INVESTORS LL							
GRANTEE: ASLAN ASSOCIATION I							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W62 S83 D4 R18 S3 E26 N3 R18 U4 N83\$ PTR= N20 FUS= N60 W12 S8 W12 N8 W12 S60 E36\$ S20\$.											