COMM AT SW COR OF LOT 9 STONE GA
RUN SE 5.95 FT. FOR POB, CONT SE
SE 66.27 FT, S 307.73 FT, SW 74.

FELT JOHN R
3701 VIA PARADISO
VISTA, CA 92084

2026

34-3S-16-02465-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

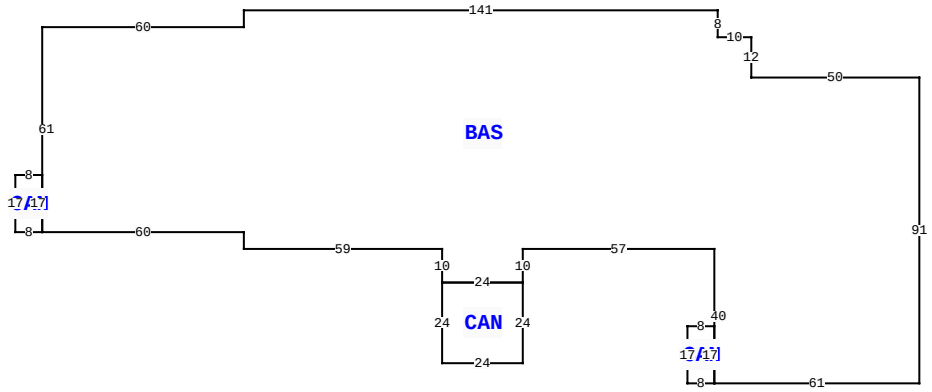
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	16	WD FR STUC 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 80
Roof Cover	14	PREFIN MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		18 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	19,531	100		19,531	1,512,244
CAN	136	30		41	3,174
CAN	136	30		41	3,174
CAN	576	30		173	13,395
TOTALS	20,379			19,786	1,531,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	19,786	122.5477	95.59	1,891,344	2007	2007	0	0	0	19.00	81.00

1 OFFICE MED 0% - 2023 Heated Area: 19531 HX Base Yr



289 SW STONEGATE TER, 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	1,531,989
TOTAL MARKET OB/XF VALUE	103,381
TOTAL LAND VALUE - MARKET	360,680
TOTAL MARKET VALUE	1,996,050
SOH/AGL Deduction	0
ASSESSED VALUE	1,996,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,996,050
TOTAL JUST VALUE	1,996,050
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,014,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0602	REMODEL	75	03/18/2015
139	COMMERCIAL	50	04/24/2007
139	COMMERCIAL	5,815	04/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/2244	4/21/2022	WD	U	I	37	5,150,000
GRANTOR: MED COMPLEX LLC						
GRANTEE: FELT JOHN R						
1114/0222	3/20/2007	WD	Q	V		750,400
GRANTOR: LITTLE POND FARM LAND						
GRANTEE: MED COMPLEX LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 N12 W10 N8 W141 S5 W60 S61 CAN= W8 N17 E8 S17$ E60 S5 E59 S10 CAN= S24 E24 N24 W24$ E24 N10 E57 S40 CAN= W8 N17 E8 S17$ E61 N91 $.

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	48,948.00	UT	1.85	1.85	90	2007	2007	3	90	81,498	
2	0166	CONC,PAVMT	0	0	0	0	3,093.00	UT	3.00	3.00	100	2007	2007	3	100	9,279	
3	0253	LIGHTING	0	0	0	0	6.00	UT	1,800.00	1,800.00	100	2007	2007	3	100	10,800	
4	0164	CONC BIN	0	0	10	10	100.00	UT	11.00	11.00	100	2014	2014	3	100	1,100	
5	0164	CONC BIN	0	0	8	8	64.00	UT	11.00	11.00	100	2014	2014	3	100	704	

LAND DESCRIPTION

TOTAL OB/XF 103,381

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		CG	0.00	0.00	90,170.00	SF		1.00	1.00	1.00	4.00	4.00	360,680							

REVIEW DATE 04/17/2024 BY TP Total Acres: 2.07 Total Land Value: 360,680 Market: 0 Agricultural: 0 Common: 360,680 PRINTED 11/17/2025 BY SYS