W DIV: LOT 1 EX N 80 FT BLOCK 19
S/D.

FLORIDA OCEANIC MEDICAL LLC
194 SW WALL TER
LAKE CITY, FL 32025

2027

00-00-00-12607-000

BUILDING CHARACTERISTICS

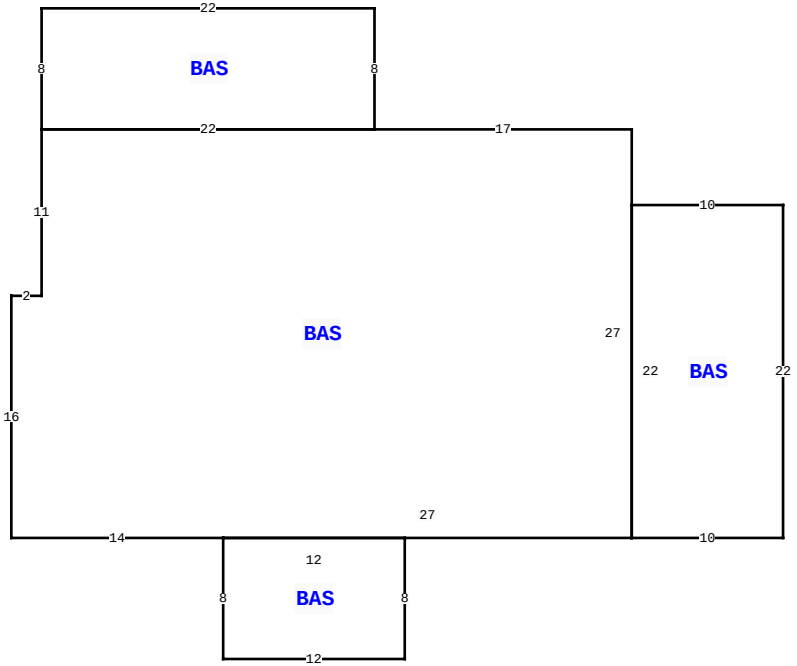
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	7,174
BAS	176	100		176	13,152
BAS	220	100		220	16,440
BAS	1,085	100		1,085	81,079
TOTALS	1,577			1,577	117,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,577	112.2009	83.03	130,938	1945	2013	0	0	0	10.00	90.00

1 OFFICE LOW 0% - 0 Heated Area: 1577 HX Base Yr



194 SW WALL TER, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
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	117,844
TOTAL MARKET OB/XF VALUE	1,490
TOTAL LAND VALUE - MARKET	46,958
TOTAL MARKET VALUE	166,292
SOH/AGL Deduction	0
ASSESSED VALUE	166,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,292
TOTAL JUST VALUE	166,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,292

SALE:7:1: LOT 2 BLK 19 MCFARLANE PARK S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0601	REMODEL	0	06/30/2016
690	REMODEL	0	08/21/2015
15-0573	ADDN COMM	75	02/24/2015
12-0470	ADDN COMM	75	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1399/0700	11/19/2019	WD	U	I	30	175,000
GRANTOR: DUANE E & KAREN K THO						
GRANTEE: FLORIDA OCEANIC MED						
1312/1059	3/29/2016	WD	U	I	11	100
GRANTOR: DUANE E & KAREN K THO						
GRANTEE: DUANE E & KAREN K T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N8 W22 S8 E22$ W22 S11 W2 S16 E14 BAS= S8 E12 N8 W12$ E27 BAS= E10 N22W10 S22$ N27$.

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	130	4	520.00	UT	2.00	2.00	100	0	0	3	100	1,040	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,490

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	1700	C	1STORY OFF	0		*RO	0.00	0.00	6,708.24	SF		1.00	1.00	1.00	7.00	7.00	46,958							

REVIEW DATE 10/29/2015 BY ME Total Acres: 0.15 Total Land Value: 46,958 Market: 0 Agricultural: 0 Common: 46,958 PRINTED 11/17/2026 BY SYS