C DIV: COMM INTERS OF E R/W OF H FT R/W) W THE ORIGINAL N R/W OF FT), N ALONG E R/W OF HERNANDO

FLA OFFICE PARTNERS, LLC
110 MIDLANDS CT
WEST COLUMBIA, SC 29169

2027

00-00-00-12696-001

BUILDING CHARACTERISTICS

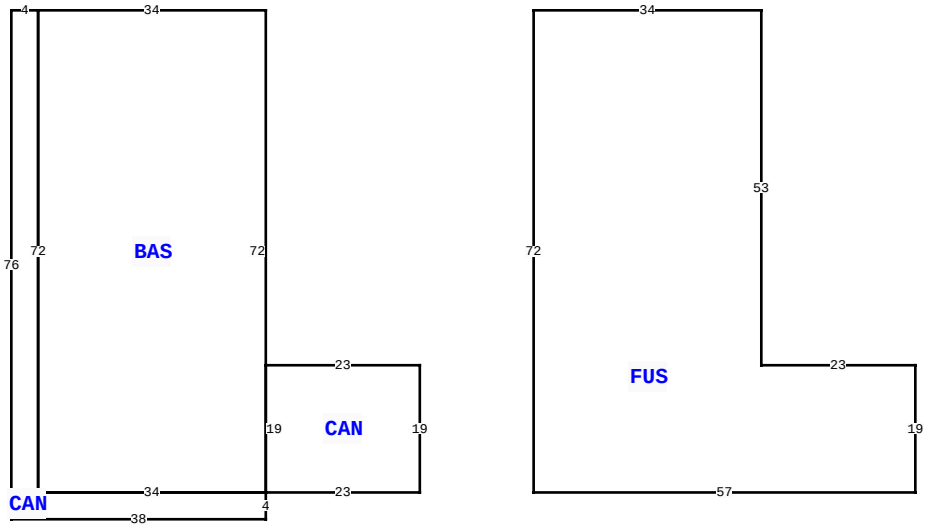
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		12 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1800	OFFCE BLD M/STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100		2,448	110,334
CAN	437	30		131	5,904
CAN	440	30		132	5,950
FUS	2,885	100		2,885	130,030
TOTALS	6,210			5,596	252,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	5,596	90.9000	67.27	376,443	1945	2000	0	0	0	33.00	67.00

1 OFFICE LOW 0% - 2023 Heated Area: 5333 HX Base Yr



157 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	252,217
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	136,759
TOTAL MARKET VALUE	391,476
SOH/AGL Deduction	68,783
ASSESSED VALUE	322,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	322,693
TOTAL JUST VALUE	391,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/552	4/20/2026	WD	Q	I	01	490,000
GRANTOR: THE LAGUNA TEAM, LLC						
GRANTEE: FLA OFFICE PARTNERS						
1492/1906	4/25/2023	WD	U	I	11	100
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: THE LAGUNA TEAM, LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 CAN= W4 S76 E38 N4 W34 N72$ S72 E34 CAN= E23 N19 W23 S19$ N72$ PTR= E40 FUS= S72 E57 N19 W23 N53 W34$ W40$.

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	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	1800	C	MULTISTORY	0		*CG	0.00	0.00	10,019.00	SF		1.00	1.00	1.95	7.00	13.65	136,759							

REVIEW DATE 09/03/2026 BY TP Total Acres: 0.23 Total Land Value: 136,759 Market: 0 Agricultural: 0 Common: 136,759 PRINTED 11/16/2026 BY SYS