C DIV: BLOCK 49.

533-625, 877-698, WD 1176-1379,

260 MARION AVE, LLC
13155 CORI LOOP
SPRING HILL, FL 34609

2027

00-00-00-12784-001

BUILDING CHARACTERISTICS

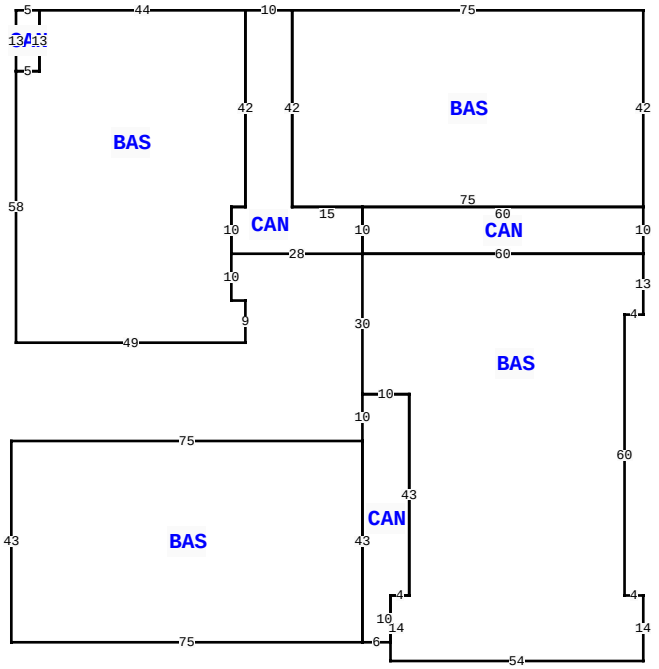
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		30 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		75 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	3,150	100		3,150	103,903
BAS	3,225	100		3,225	106,377
BAS	3,354	100		3,354	110,632
BAS	4,466	100		4,466	147,311
CAN	65	30		20	660
CAN	490	30		147	4,849
CAN	600	30		180	5,938
CAN	700	30		210	6,927
TOTALS	16,050			14,752	486,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	14,752	89.1430	65.97	973,189	1975	1975	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 14195 HX Base Yr



260 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	1.00	UT	0.00	0.00	100	2003	2003	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	21,300.00	UT	1.10	1.10	50	2003	2003	3	50	11,715	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	486,594
TOTAL MARKET OB/XF VALUE	13,715
TOTAL LAND VALUE - MARKET	115,500
TOTAL MARKET VALUE	615,809
SOH/AGL Deduction	0
ASSESSED VALUE	615,809
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	615,809
TOTAL JUST VALUE	615,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	586,675

LAND:1:1: ADJ3;SIZE ADJ4;TWO CORNERS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-348	COMMERCIAL	0	06/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1585	5/29/2026	WD	Q	I	01	824,600
GRANTOR: EXECUTIVE PARK COMPLE						
GRANTEE: 260 MARION AVE, LLC						
1176/1379	6/30/2009	WD	U	I	11	100
GRANTOR: CRAIG SALLEY						
GRANTEE: EXECUTIVE PARK COMP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S30 CAN= S10 BAS= W75 S43 E75 N43$ S43 E6 N10 E4 N43W10$ E10 S43 W4 S14E54 N14 W4 N60 E4 N13 W60$ CAN= E60 N10 BAS= N42 W75 S42 E75$ W60 S10$ CAN= W28 BAS= S10 E3 S9 W49 N58 CAN= N13 E5 S13 W5$ E5 N13 E44S42 W3 S10$ N10 E3 N42 E10 S42 E15 S10$.

LAND DESCRIPTION

TOTAL OB/XF 13,715

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		*CG	210.00	200.00	42,000.00	SF		1.00	1.00	1.00	2.75	2.75	115,500							

REVIEW DATE 09/30/2026 BY TP Total Acres: 0.96 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 11/16/2026 BY SYS