C DIV: ALL BLOCK 50.

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

EXECUTIVE PARK COMPLEX LLC
P O BOX 358177
GAINESVILLE, FL 32635-8177

2027

00-00-00-12788-000

BUILDING CHARACTERISTICS

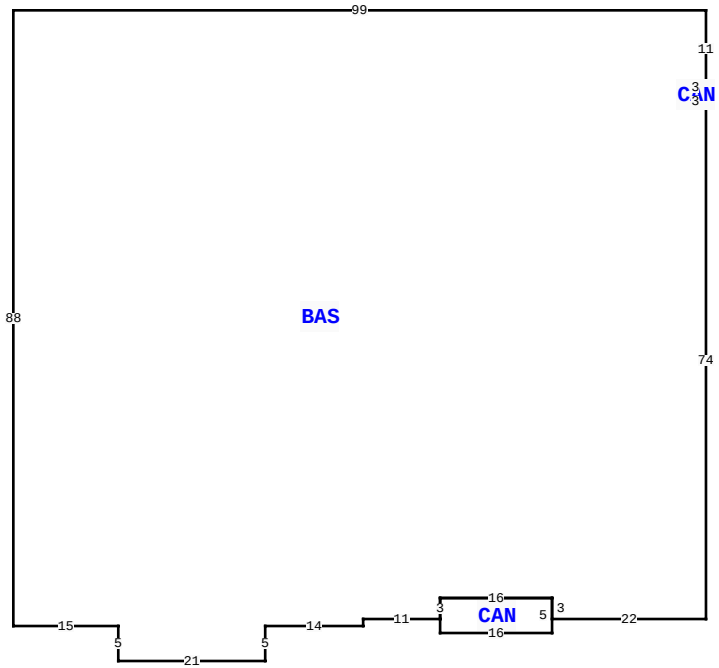
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		51 100
Stories	0	0 100
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	8,714	100		8,714	269,350
CAN	6	30		2	62
CAN	80	30		24	742
TOTALS	8,800			8,740	270,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	8,740	83.5362	61.82	540,307	1976	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 8714 HX Base Yr



258 SW COLUMBIA AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	270,154
TOTAL MARKET OB/XF VALUE	24,499
TOTAL LAND VALUE - MARKET	84,892
TOTAL MARKET VALUE	379,545
SOH/AGL Deduction	0
ASSESSED VALUE	379,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,545
TOTAL JUST VALUE	379,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	379,545

LAND:1:1: ADJ4-FRONTS FOUR STREETS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1176/1379	6/30/2009	WD	U	I	11	100

GRANTOR: CRAIG SALLEY

GRANTEE: EXECUTIVE PARK COMP

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W99 S88 E15 S5 E21 N5 E14 N1 E11 CAN= S2 E16 N5 W16S3$ N3 E16 S3 E22 N74 CAN= N2 W3 S2 E3$ W3 N2 E3 N11$.

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	0	0	3	100	625	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,150	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,000	
5	0262	PRCH,FOP	0	0	4	150	600.00	UT	9.00	9.00	100	2003	2003	3	100	5,400	
6	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	2003	2003	3	100	600	
7	0296	SHED METAL	0	0	12	14	168.00	UT	11.00	11.00	100	2008	2008	3	100	1,848	
8	0261	PRCH, UOP	0	0	20	24	480.00	UT	8.00	8.00	100	2008	2008	3	100	3,840	
9	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
10	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION

TOTAL OB/XF 18,563

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	7200	C	SCHOOL PRI	0		*RO	210.00	210.00	44,100.00	SF		1.00	1.00	1.10	1.75	1.93	84,892							

REVIEW DATE 03/05/2026 BY ME Total Acres: 1.01 Total Land Value: 84,892 Market: 0 Agricultural: 0 Common: 84,892 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

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INCOME VALUE	
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GRANTOR: CRAIG SALLEY

GRANTEE: EXECUTIVE PARK COMP

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0060	CARPORT F	0	0	34	16	544.00	UT	3.50	3.50	100	2022	2021		100	1,904	
12	0060	CARPORT F	0	0	26	24	624.00	UT	3.50	3.50	100	2022	2021		100	2,184	
13	0060	CARPORT F	0	0	24	22	528.00	UT	3.50	3.50	100	2022	2021		100	1,848	

LAND DESCRIPTION

TOTAL OB/XF 5,936

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

REVIEW DATE 03/05/2026 BY ME Total Acres: 1.01 Total Land Value: 84,892 Market: 0 Agricultural: 0 Common: 84,892 PRINTED 11/16/2026 BY SYS