UNIT 101 BASCOM SQUARE SOUTH REC
1170-1097 (DECLARATION OF CONDO)

ECUF HOLDINGS LLC
1364 NW 121ST WAY
GAINESVILLE, FL 32606

2026

01-4S-16-02700-101

BUILDING CHARACTERISTICS

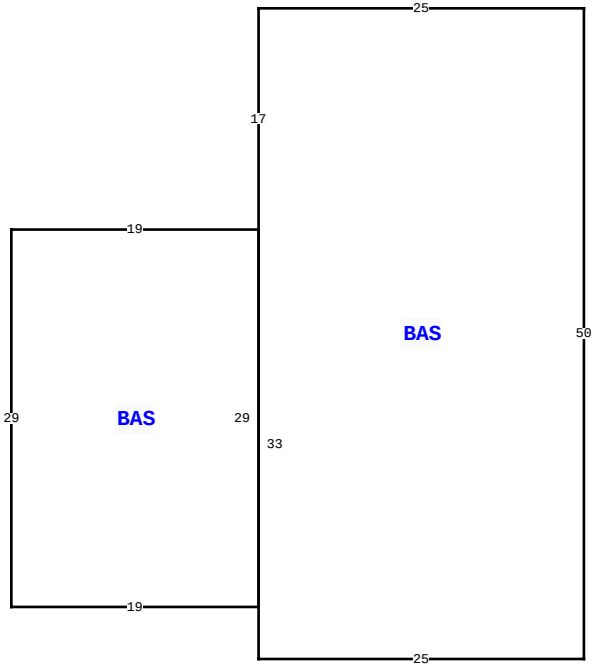
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	05	STEEL 100
Common Wall		25 100
Story Height		14 100
RMS		12 100
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	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	551	100		551	52,899
BAS	1,250	100		1,250	120,007
TOTALS	1,801			1,801	172,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5100	04	1,801	131.5503	117.08	210,861	2008	2008	0	0	0	18.00	82.00

1 OFFC CONDO 0% - 2021 Heated Area: 1801 HX Base Yr



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	172,906
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13
TOTAL MARKET VALUE	172,919
SOH/AGL Deduction	0
ASSESSED VALUE	172,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,919
TOTAL JUST VALUE	172,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/1829	8/04/2020	WD	Q	I	01	234,900
GRANTOR: WOMBLE HOLDINGS INC						
GRANTEE: ECUF HOLDINGS LLC						
1237/1507	6/26/2012	WD	Q	I	01	215,000
GRANTOR: CONCEPT 101 HOLDINGS						
GRANTEE: WOMBLE HOLDINGS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S17 BAS= W19 S29 E19 N29$ S33 E25 N50 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	0.00	0.00	1.00	UT		1.00	1.00	1.00	13.00	13.00	13							

REVIEW DATE 03/04/2026 BY ME Total Acres: 0.00 Total Land Value: 13 Market: 0 Agricultural: 0 Common: 13 PRINTED 06/22/2026 BY SYS