LOT 2 SOUTH BANK PLACE.

768-521, 859-1397, 880-2059, CD

AFFILIATED PROPERTY MANAGEMENT LLC
14506 NW 11TH PLACE
NEWBERRY, FL 32669

2026

05-4S-17-07604-102

BUILDING CHARACTERISTICS

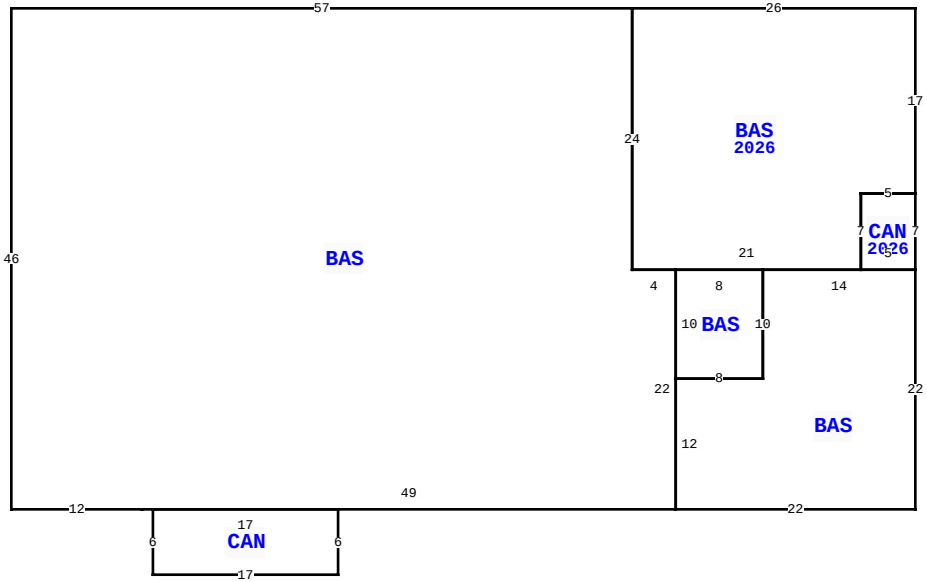
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	5,008
BAS	404	100		404	25,291
BAS	2,710	100		2,710	169,650
BAS	589	100	2026	589	36,873
CAN	102	30		31	1,941
CAN	35	30	2026	10	626
TOTALS	3,920			3,824	239,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	3,824	123.4723	96.31	368,289	1999	1999	0	0	0	35.00	65.00

1 OFFICE MED 0% - 2023 Heated Area: 3783 HX Base Yr



1788 SW BARNETT WAY, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0164	CONC BIN	0	0	0	0	38.00	UT	7.50	7.50	100	1999	1999	3	100	285	
2	0260	PAVEMENT-A	0	0	0	0	6,861.00	UT	0.90	0.90	100	1999	1999	3	100	6,175	
3	0166	CONC,PAVMT	0	0	0	0	1,127.00	UT	1.50	1.50	100	1999	1999	3	100	1,691	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	239,388
TOTAL MARKET OB/XF VALUE	8,551
TOTAL LAND VALUE - MARKET	75,140
TOTAL MARKET VALUE	323,079
SOH/AGL Deduction	0
ASSESSED VALUE	323,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,079
TOTAL JUST VALUE	323,079
NCON VALUE	30,584
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	282,085

SALE:2:1: INVESTMENT

LAND:1:1: 0.69 AC. LOT

SALE:1:1: LOT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0783	ADDITION TO BUILD		10/22/2024
940839	ADDN COMM	285	01/16/2013
1521	COMMERCIAL	1,056	05/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/471	4/19/2022	WD	U	I	11	100
GRANTOR: AFFILIATED PROPERTIES						
GRANTEE: AFFILIATED PROPERTY						
0880/2059	5/18/1999	WD	Q	V	01	68,000
GRANTOR: R HARVEY						
GRANTEE: AFFILIATED PROPERTI						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[ORIG=0,0] W57 S46 E12 E49 N22 W4 N24 $
BAS=[ORIG=4,46] E22 N22 W14 S10 W8 S12 $
CAN=[ORIG=-44,46] S6 E17 N6 W17 $
BAS=[ORIG=12,24] W8 S10 E8 N10 $
BAS=[YR=2026;ORIG=0,0] S24 E21 N7 E5 N17 W26 $
CAN=[YR=2026;ORIG=21,17] S7 E5 N7 W5 $
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LAND DESCRIPTION

TOTAL OB/XF 8,551

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	1910	C	MEDIC OFF	0		CG	0.00	0.00	30,056.00	SF		1.00	1.00	1.00	2.50	2.50	75,140							

REVIEW DATE 12/09/2024 BY ME Total Acres: 0.69 Total Land Value: 75,140 Market: 0 Agricultural: 0 Common: 75,140 PRINTED 06/22/2026 BY SYS