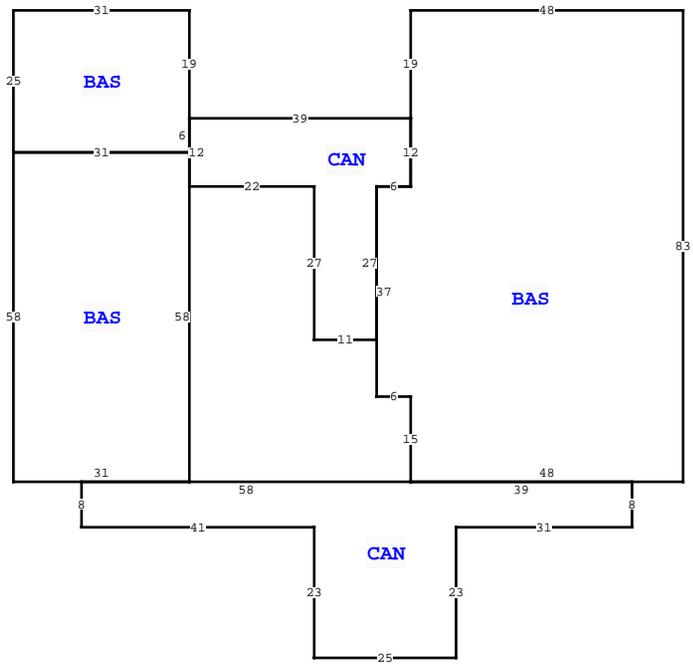




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	11	CLAY TILE	40
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		27	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		28	100
Stories	1.	1.	100
Units		0	100
Quality	06	06	
DOR CODE	1900 PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0700 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	775	100	
BAS	1,798	100	
BAS	4,206	100	
CAN	765	30	
CAN	1,351	30	
TOTALS	8,895		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	OFFICE MED	0%	- 2025									Heated Area: 6779 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		419,434
TOTAL MARKET OB/XF VALUE		22,702
TOTAL LAND VALUE - MARKET		255,022
TOTAL MARKET VALUE		697,158
SOH/AGL Deduction		0
ASSESSED VALUE		697,158
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		697,158
TOTAL JUST VALUE		697,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		690,491

LAND:2:1: 10' X 20' FOR SIGN LOCATION  
LAND:1:1: 1.95 AC FOR ALL OF LOT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/54	3/29/2024	WD	Q	I	05	2,228,900
GRANTOR: R AND F REAL PROPERTY						
GRANTEE: INTEGRATED SURGICAL						
1186/0764	12/09/2009	WD	U	I	11	0
GRANTOR: NORTH FLORIDA SURGERY						
GRANTEE: R AND F REAL PROPER						

EXTRA FEATURES																	
L N	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	34,262.00	UT	0.54	0.54	100	1996	1996	3	100	18,501	
2	0166	CONC, PAVMT	0	0	0	0	1,134.00	UT	1.50	1.50	100	1996	1996	3	100	1,701	
3	0253	LIGHTING	0	0	0	0	3.00	UT	800.00	800.00	100	1996	1996	3	100	2,400	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

TOTAL OB/XF														22,702			
256 SW PROFESSIONAL GLN, LAKE CITY																	
BLD DATE																	
XF DATE																	
INC DATE																	
LGL DATE																	
LAND DATE																	
AG DATE																	

BUILDING NOTES													

**BUILDING DIMENSIONS**  
BAS= W48 S19 CAN= W39 BAS= N19 W31 S25 BAS= S58 E31  
N58W31\$ E31 N6\$ S12 E22 S27 E11 N27 E6 N12\$ S12 W6 S37 E6 S15  
CAN= W58 S8 E41 S23E25 N23 E31 N8 W39\$ E48 N83 \$.

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	1900	C	PROF BLDG	0		00	0.00	0.00	84,924.00	SF		1.00	1.00	1.00	3.00	3.00	254,772										
2	1000	C	VACANT COMME	0		00	0.00	0.00	1.00	UT		1.00	1.00	1.00	250.00	250.00	250										