LOT 1 NORTH FLORIDA PROFESSIONAL
(10' X 20" OF LOT 1 IS A SIGN LO

INTEGRATED SURGICAL CARE LLC
256 SW PROFESSIONAL GLENN #101
LAKE CITY, FL 32055

2027

05-4S-17-07610-101

BUILDING CHARACTERISTICS

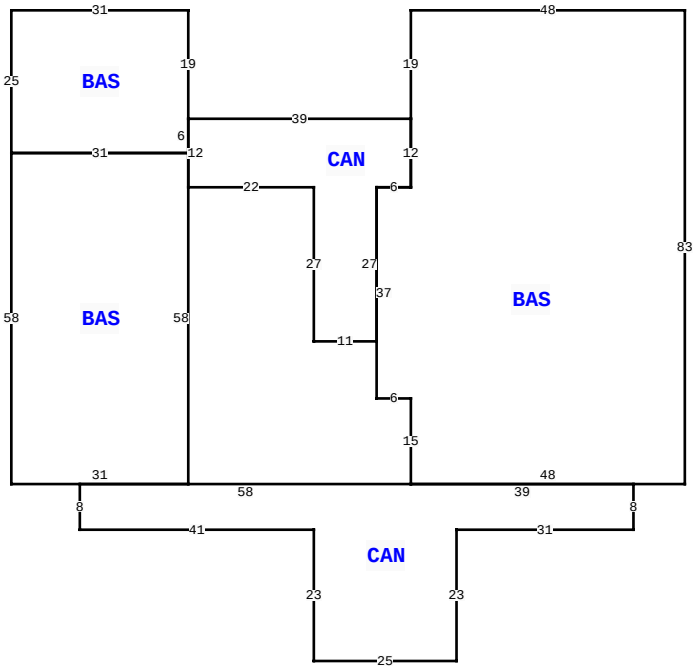
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		27 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	775	100		775	41,709
BAS	1,798	100		1,798	96,765
BAS	4,206	100		4,206	226,360
CAN	765	30		230	12,378
CAN	1,351	30		405	21,796
TOTALS	8,895			7,414	399,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	7,414	118.9560	92.79	687,945	1996	1996	0	0	0	42.00	58.00

2 OFFICE MED 0% - 2025 Heated Area: 6779 HX Base Yr



256 SW PROFESSIONAL GLN, 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	399,008
TOTAL MARKET OB/XF VALUE	22,702
TOTAL LAND VALUE - MARKET	297,484
TOTAL MARKET VALUE	719,194
SOH/AGL Deduction	0
ASSESSED VALUE	719,194
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	719,194
TOTAL JUST VALUE	719,194
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	719,194

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
26-0293	REROOF	107,320	05/18/2026

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						

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 22,702

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	1900	C	PROF BLDG	0		00	0.00	0.00	84,924.00	SF		1.00	1.00	1.00	3.50	3.50	297,234							
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							

REVIEW DATE 09/29/2016 BY DF Total Acres: 1.95 Total Land Value: 297,484 Market: 0 Agricultural: 0 Common: 297,484 PRINTED 11/16/2026 BY SYS