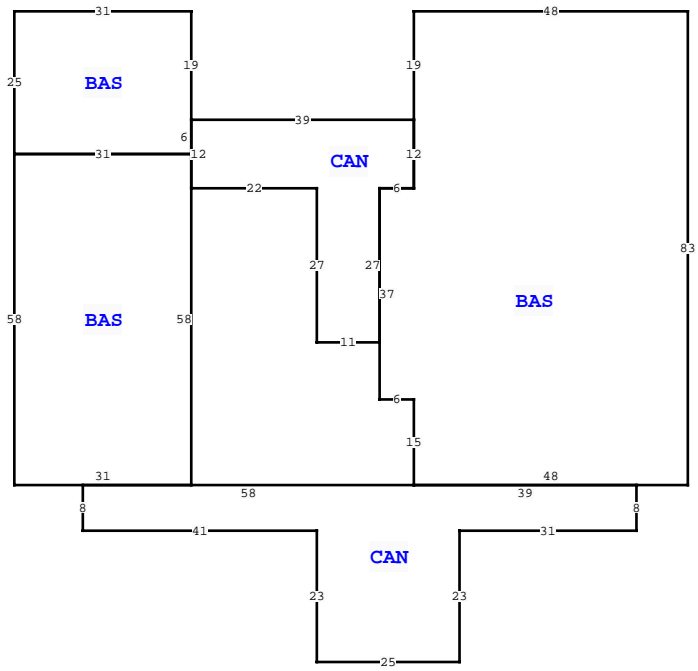


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100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



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

TOTAL OB/XF													
22,702													

LAND DESCRIPTION																								
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	3.50	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							

COLUMBIA COUNTY PROPERTY																							
PAGE 1 of 1																							
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												0											
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						

BUILDING NOTES																							
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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 \$.																							