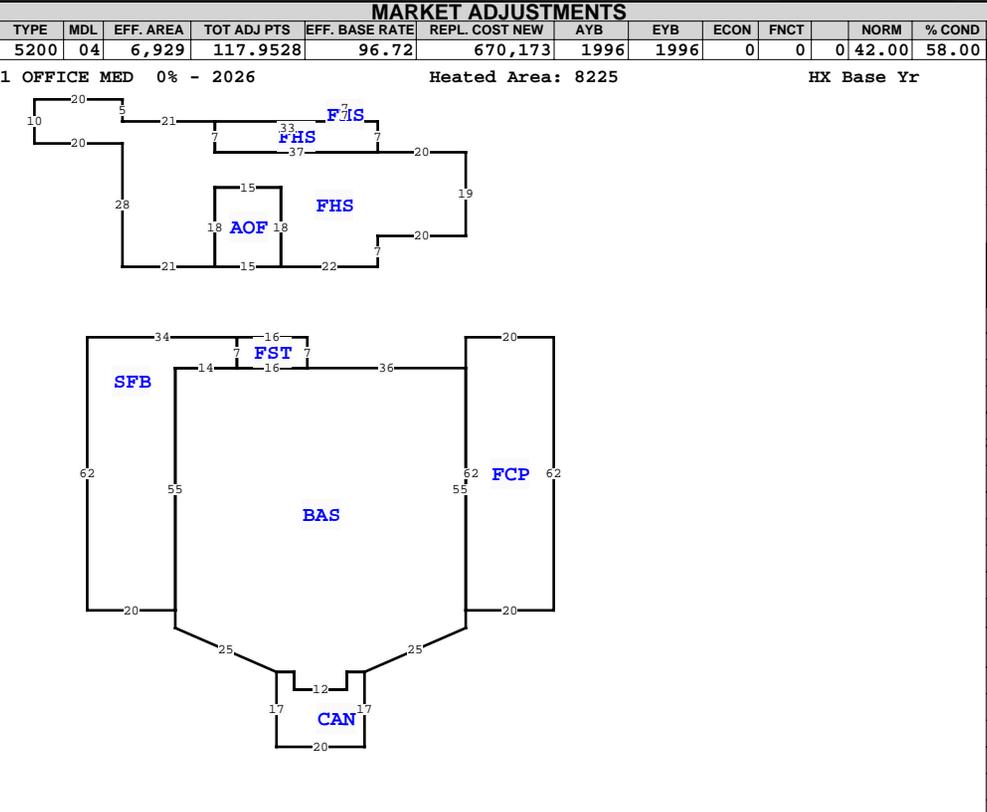


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	05	AVERAGE 50	5200	04	6,929	117.9528	96.72	670,173	1996	1996	0	0	42.00	58.00
Exterior Wall	17	MSNRY STUC 50												
Roof Structure	08	IRREGULAR 100												
Roof Cover	03	COMP SHNGL 100												
Interior Wall	05	DRYWALL 100												
Interior Floor	14	CARPET 50												
Interior Floor	15	HARDTILE 50												
Ceiling	02	F.NOT SUS 100												
Air Condition	06	ENG CENTRL 100												
Heating Type	09	ENG F AIR 100												
Fixtures		24 100												
Frame	02	WOOD FRAME 100												
Story Height		20 100												
RMS		28 100												
Stories	1.5	1.5 100												
Units		0 100												
Condition Adj	03	03 100												
Quality	05	05												
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									
AOF	270	110		297	16,661									
BAS	4,372	100		4,372	245,259									
CAN	292	30		88	4,936									
FCP	1,240	30		372	20,868									
FHS	21	30		6	336									
FHS	259	30		78	4,376									
FHS	1,965	30		590	33,098									
FST	112	50		56	3,141									
SFB	1,338	80		1,070	60,024									
TOTALS	9,869			6,929	388,700									



170 SW PROFESSIONAL GLN, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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	16,555.00	UT	0.90	0.90	90	1996	1996	3	90	13,410	
2	0166	CONC, PAVMT	0	0	0	0	385.00	UT	1.50	1.50	100	1996	1996	3	100	578	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,500	

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	DPH 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	35,283.00	SF		1.00	1.00	1.00	3.00	3.00	105,849							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		388,700
TOTAL MARKET OB/XF VALUE		16,488
TOTAL LAND VALUE - MARKET		105,849
TOTAL MARKET VALUE		511,037
SOH/AGL Deduction		0
ASSESSED VALUE		511,037
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		511,037
TOTAL JUST VALUE		511,037
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		504,818

SALE:1:1: .81 AC FOR NEW OFFICE
LAND:1:1: .81 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0476		48,500	05/22/2025
403	ADDN COMM	50	10/19/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/2769	4/29/2025	WD	U	I	11	0
GRANTOR: PRATT ACQUISITIONS LL						
GRANTEE: 170 SW PROFESSIONAL						
1351/2783	1/23/2018	WD	U	I	30	975,000
GRANTOR: HAWTHORNE & HAWTHORNE						
GRANTEE: PRATT ACQUISITIONS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W36 FST= N7 W16 S7 E16\$W16 SFB= N7 W34 S62 E20 N55 E14\$ W14 S55 S4 D10 R23 CAN= S17 E20 N17 W4 S4 W12 N4W4\$ E4 S4 E12 N4 E4 R23 U10 N4 FCP= E20 N62 W20 S62 \$ N55\$PTR= N30 FHS= N19 W20 FHS= N7 W4 FHS= N3 W7 S3 E7\$ W33 S7 E37\$ W37 N7 W21 N5 W20 S10 E20 S28 E21 AOF= E15 N18 W15S18\$ N18 E15 S18 E22 N7 E20\$ S30\$.