LOT 2 NORTH FLORIDA PROFESSIONAL
807-1368, 822-721, WD 1351-2783,

170 SW PROFESSIONAL GLEN LLC
6094 PINE RD
WILMINGTON, NC 28409

2027

05-4S-17-07610-102

BUILDING CHARACTERISTICS

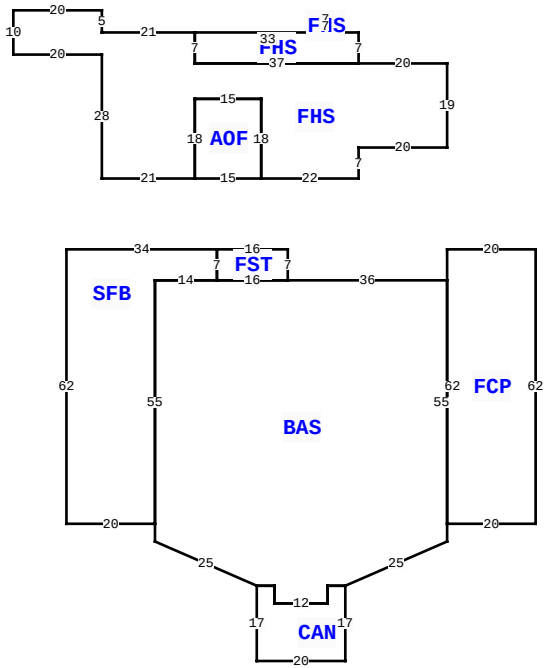
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	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	15,848
BAS	4,372	100		4,372	233,290
CAN	292	30		88	4,696
FCP	1,240	30		372	19,850
FHS	21	30		6	320
FHS	259	30		78	4,162
FHS	1,965	30		590	31,482
FST	112	50		56	2,988
SFB	1,338	80		1,070	57,095
TOTALS	9,869			6,929	369,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	6,929	117.9528	92.00	637,468	1996	1996	0	0	0	42.00	58.00

1 OFFICE MED 0% - 2026 Heated Area: 8225 HX Base Yr



170 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	369,731
TOTAL MARKET OB/XF VALUE	16,488
TOTAL LAND VALUE - MARKET	123,490
TOTAL MARKET VALUE	509,709
SOH/AGL Deduction	0
ASSESSED VALUE	509,709
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	509,709
TOTAL JUST VALUE	509,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	509,709

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$.

LAND DESCRIPTION

TOTAL OB/XF 16,488

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	35,283.00	SF		1.00	1.00	1.00	3.50	3.50	123,490							

REVIEW DATE 09/29/2016 BY DF Total Acres: 0.81 Total Land Value: 123,490 Market: 0 Agricultural: 0 Common: 123,490 PRINTED 11/16/2026 BY SYS