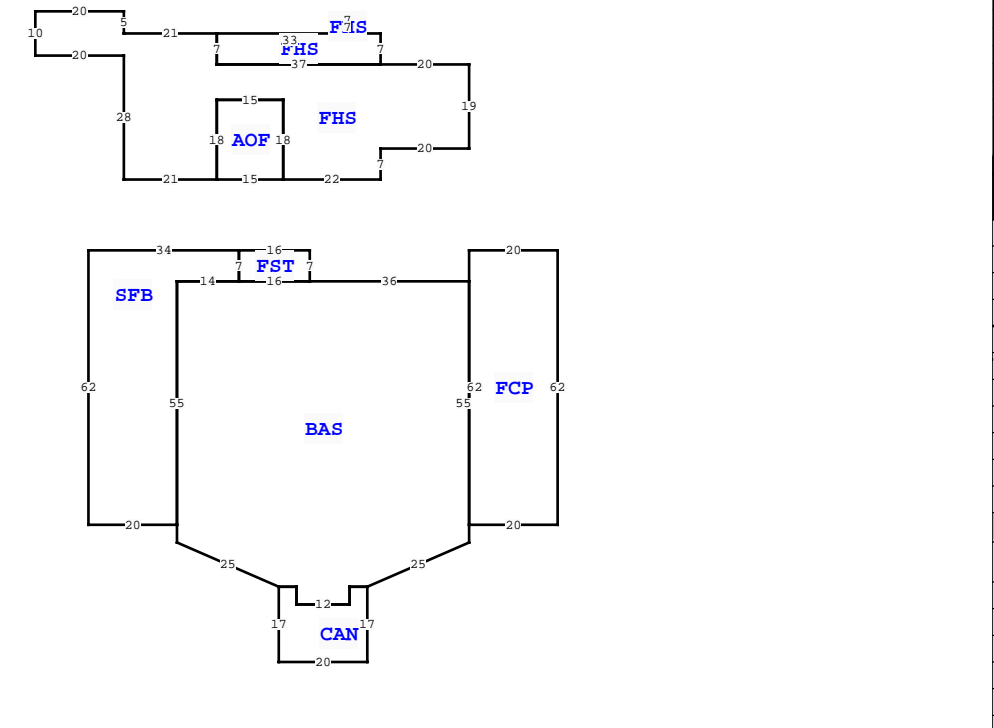


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 50
Exterior Wall	17 MSNRY STUC 50
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	15 HARDTILE 50
Ceiling	02 F.NOT SUS 100
Air Condition	06 ENG CENTRL 100
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/

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		



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

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	

TOTAL OB/XF														16,488										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

COLUMBIA COUNTY PROPERTY			
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	0		
PREVIOUS YEAR MKT VALUE	504,818		

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	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\$.																							