

LOT 5 NORTH FLORIDA PROFESSIONAL  
 FT OF W 40 FT OF LOT 3 & N 10 FT  
 SAID S/D.

ETS WILLOWBROOK AT MARION LLC  
 PO BOX 21698  
 COLUMBUS, OH 43221

2026

05-4S-17-07610-105



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	<b>VALUATION BY</b> Tax Group: 1 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 69,842 <b>TOTAL MARKET VALUE</b> 69,842 <b>SOH/AGL Deduction</b> 3,992 <b>ASSESSED VALUE</b> 65,850 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 65,850 <b>TOTAL JUST VALUE</b> 69,842 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 59,864										
DOR CODE 1000 VACANT COMMERCIAL																<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>											
MAP NUM																											
NEIGHBORHOOD/LOC 5417.0700 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											<b>SALES DATA</b> OFF RECORD Number      DATE      TYPE INST      Q / V / I / RSN CD      SALE PRICE 1278/0787      7/25/2014      WD U      I      35      7,400,000 GRANTOR: WILLOWBROOK AT MARION GRANTEE: ETS WILLOWBROOK AT 1253/2460      4/30/2013      WD U      V      37      5,810,000 GRANTOR: WILLOWBROOK LLC GRANTEE: WILLOWBROOK AT MARI											
TOTALS																BLD DATE      LGL DATE XF DATE      LAND DATE      05/12/2026      MLU INC DATE      AG DATE											
EXTRA FEATURES																<b>BUILDING NOTES</b>											
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	<b>BUILDING DIMENSIONS</b>											
																	<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 0										
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	1000	C	VACANT COMME	0		00	0.00	0.00	22,172.00	SF		1.00	1.00	0.90	3.50	3.15	69,842										
<b>REVIEW DATE</b> 05/12/2026 <b>BY</b> MLU    Total Acres: 0.51    Total Land Value: 69,842    Market: 0    Agricultural: 0    Common: 69,842 <b>PRINTED 06/22/2026 BY SYS</b>																											