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

2027

05-4S-17-07610-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	69,842
TOTAL MARKET VALUE	69,842
SOH/AGL Deduction	0
ASSESSED VALUE	69,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,842
TOTAL JUST VALUE	69,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.51 Total Land Value: 69,842 Market: 0 Agricultural: 0 Common: 69,842 PRINTED 11/16/2026 BY SYS