

LOT 1 MARION PLACE OFFICE PARK
S/D. EX S 13 FT DESC IN ORB
968-2403. ORB 957-1604, WD

CORNERSTONE PARTNERS LIMITED
426 SW COMMERCE DR STE 130
LAKE CITY, FL 32025

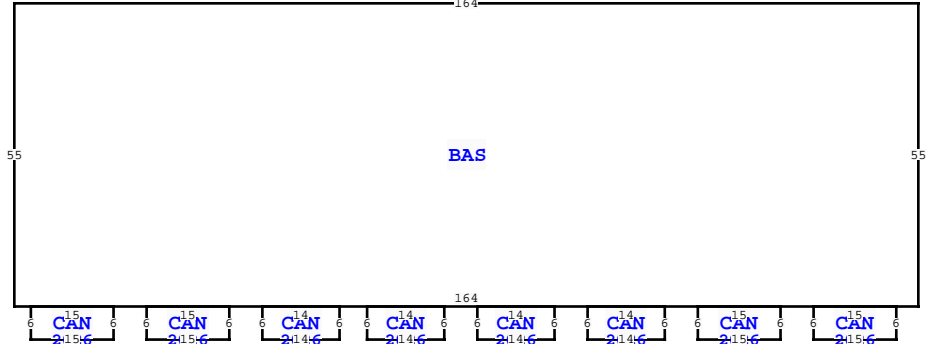
2026

05-4S-17-07610-201



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	16 100
Frame	05 STEEL 100
Story Height	16 100
RMS	0 100
Stories	1. 1. 100
Units	8 100
Condition Adj	03 03 100
Quality	05 05
DOR CODE	1600 COMMUNITY SHOPPING
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SHOP NBHD	0%	- 0									Heated Area: 9020 HX Base Yr	



NEIGHBORHOOD/LOC	5417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,020	100		9,020	451,243
CAN	84	30	2026	25	1,250
CAN	84	30	2026	25	1,250
CAN	84	30	2026	25	1,250
CAN	84	30	2026	25	1,250
CAN	90	30	2026	27	1,351
CAN	90	30	2026	27	1,351
CAN	90	30	2026	27	1,351
CAN	90	30	2026	27	1,351
TOTALS	9,716			9,228	461,648

265 SW MALONE ST, LAKE CITY

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

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	0166	CONC, PAVMT	0	0	0	0	1,640.00	UT	2.00	2.00	100	2003	2003	3	100	3,280	
2	0260	PAVEMENT-A	0	0	0	0	28,202.00	UT	1.10	1.10	75	2003	2003	3	75	23,267	
3	0253	LIGHTING	0	0	0	0	6.00	UT	1,800.00	1,800.00	75	2008	2008	3	75	8,100	

TOTAL OB/XF 34,647

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	1610	C	SH CTR NHD	0		CI	0.00	0.00	55,756.00	SF		1.00	1.00	1.10	2.50	2.75	153,329							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			461,648	
TOTAL MARKET OB/XF VALUE			34,647	
TOTAL LAND VALUE - MARKET			153,329	
TOTAL MARKET VALUE			649,624	
SOH/AGL Deduction			0	
ASSESSED VALUE			649,624	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			649,624	
TOTAL JUST VALUE			649,624	
INCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			634,036	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0279	REMODEL	0	05/20/2015
2578	COMMERCIAL	1,350	01/28/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1307/1021	1/05/2016	WD	U	I	30	2,835,000
GRANTOR: WESTFIELD GROUP LLLP						
GRANTEE: CORNERSTONE PARTNER						
0957/1604	7/11/2002	WD	Q	V		350,000
GRANTOR: COLUMBIA INVESTORS LL						
GRANTEE: WESTFIELD GROUP						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=-4,-6] W164 S55 E164 N55 \$
CAN=[YR=2026;ORIG=-165,49] S6 E15 N6 W15 \$
CAN=[YR=2026;ORIG=-144,49] S6 E15 N6 W15 \$
CAN=[YR=2026;ORIG=-123,49] S6 E14 N6 W14 \$
CAN=[YR=2026;ORIG=-104,49] S6 E14 N6 W14 \$
CAN=[YR=2026;ORIG=-84,49] S6 E14 N6 W14 \$
CAN=[YR=2026;ORIG=-64,49] S6 E14 N6 W14 \$
CAN=[YR=2026;ORIG=-44,49] S6 E15 N6 W15 \$
CAN=[YR=2026;ORIG=-23,49] S6 E15 N6 W15 \$