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

**2027**

**05-4S-17-07610-201**

## BUILDING CHARACTERISTICS

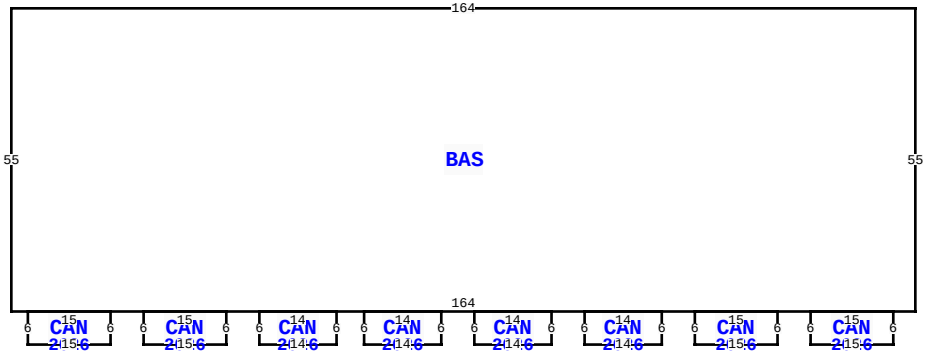
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 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 |
| 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 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3800 | 04 | 9,228 | 105.4281 | 68.53 | 632,395 | 2003 | 2003 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SHOP NBHD 0% - 0 Heated Area: 9020 HX Base Yr




265 SW MALONE ST, 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 | 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 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| 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 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 649,624 |

| 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 $
.

## LAND DESCRIPTION

TOTAL OB/XF 34,647

| 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 | 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 | | | | | | | |

REVIEW DATE 03/09/2026 BY JB Total Acres: 1.28 Total Land Value: 153,329 Market: 0 Agricultural: 0 Common: 153,329 PRINTED 11/16/2026 BY SYS