



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> 56,630 <b>TOTAL MARKET VALUE</b> 56,630 SOH/AGL Deduction 566 <b>ASSESSED VALUE</b> 56,064 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 56,064 <b>TOTAL JUST VALUE</b> 56,630 INCON VALUE 0 <b>INCOME VALUE</b> PREVIOUS YEAR MKT VALUE 50,967 LAND:1:1: ACCESS OFF BACK RD, NO ACCESS OFF MAIN B																								
DOR CODE 1000 VACANT COMMERCIAL																PERMIT NUM				DESCRIPTION				AMT		ISSUED															
MAP NUM																																									
NEIGHBORHOOD/LOC 5417.00 1.00/																<b>SALES DATA</b>																									
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		OFF RECORD Number		DATE		TYPE INST		Q / V / I / V		RSN CD		SALE PRICE																			
													1311/1237	3/16/2016	WD	Q	V	01				50,000																			
GRANTOR: COLUMBIA INVESTORS LL																						GRANTEE: SPS OF GAINESVILLE																			
TOTALS																BLD DATE		LGL DATE		05/12/2026		MLU																			
EXTRA FEATURES																XF DATE		LAND DATE																							
																INC DATE		AG DATE																							
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																							
LAND DESCRIPTION																	TOTAL OB/XF					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																					
1	1000	C	VACANT COMME			0		CI	0.00	0.00	22,652.00	SF		1.00	1.00	1.00	2.50	2.50	56,630																						
REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.52 Total Land Value: 56,630 Market: 0 Agricultural: 0 Common: 56,630 PRINTED 06/22/2026 BY SYS																																									