LOTS 3 & 4 MARION PLACE OFFICE P
909-170, WD 1463-2643,

RAMKISSOON WEISS PROPERTY LLC
272 SW BENTLEY PL
LAKE CITY, FL 32025

2027

05-4S-17-07610-203

BUILDING CHARACTERISTICS

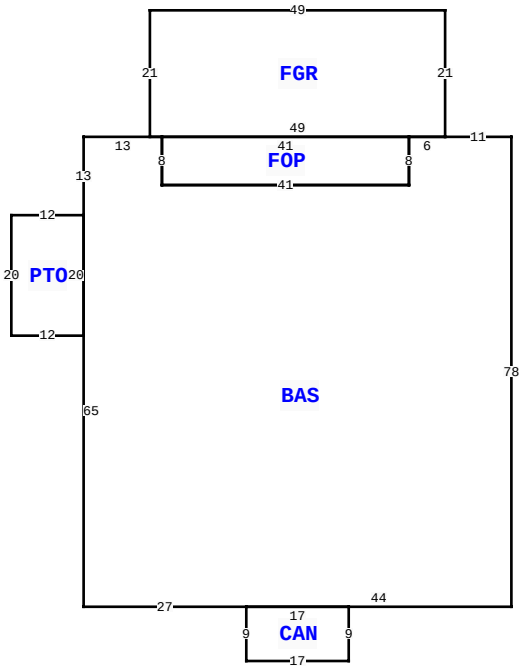
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		31 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		21 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1900	PROFESS SVC/BLD
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	5,210	100		5,210	346,117
CAN	153	30		46	3,056
FGR	1,029	60		617	40,989
FOP	328	30		98	6,510
PTO	240	5		12	797
TOTALS	6,960			5,983	397,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	5,983	123.4301	96.28	576,043	2001	2001	0	0	0	31.00	69.00

1 OFFICE MED 0% - 2023 Heated Area: 5210 HX Base Yr



272 SW BENTLEY PL, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0260	PAVEMENT-A	0	0	0	0	17,866.00	UT	0.90	0.90	100	2001	2001	3	100	16,079	
2	0166	CONC,PAVMT	0	0	0	0	2,704.00	UT	1.50	1.50	100	2001	2001	3	100	4,056	
3	0119	MASONRY WA	0	0	4	206	824.00	UT	4.50	4.50	100	2001	2001	3	100	3,708	
4	0119	MASONRY WA	0	0	7	35	245.00	UT	4.50	4.50	100	2001	2001	3	100	1,103	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	397,470
TOTAL MARKET OB/XF VALUE	24,946
TOTAL LAND VALUE - MARKET	113,255
TOTAL MARKET VALUE	535,671
SOH/AGL Deduction	0
ASSESSED VALUE	535,671
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	535,671
TOTAL JUST VALUE	535,671
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	535,671

PRMT:1:1: OAK HILL DENTAL GROUP OFFICE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1521	MAINT/ALTR	75	12/23/2009
2046	COMMERCIAL	1,390	03/13/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2643	4/07/2022	WD	U	I	37	850,000
GRANTOR: WHEELER & ANDREWS INC						
GRANTEE: RAMKISSOON WEISS PR						
0909/0170	8/26/2000	WD	Q	V		95,000
GRANTOR: COLUMBIA INVESTERS						
GRANTEE: WHEELER & ANDREWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FGR= N21 W49 S21 E49$ W6 FOP= W41 S8 E41 N8$ S8 W41 N8W13 S13 PTO= W12 S20 E12 N20$ S65 E27 CAN= S9 E17 N9 W17$ E44 N78 $.

LAND DESCRIPTION

TOTAL OB/XF 24,946

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	1910	C	MEDIC OFF	0		CI	0.00	0.00	45,302.00	SF		1.00	1.00	1.00	2.50	2.50	113,255							

REVIEW DATE 03/11/2026 BY JB Total Acres: 1.04 Total Land Value: 113,255 Market: 0 Agricultural: 0 Common: 113,255 PRINTED 11/16/2026 BY SYS