LOTS 5 & 6 MARION PLACE OFFICE P
WD 1188-216, WD 1241-2496, WD 12

TEPEDINO MIGUEL JOSE/TEPEDINO KELLY DIANE
135 SW STONERIDGE DR
LAKE CITY, FL 32024

2027

05-4S-17-07610-205

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		34 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		28 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	07	07

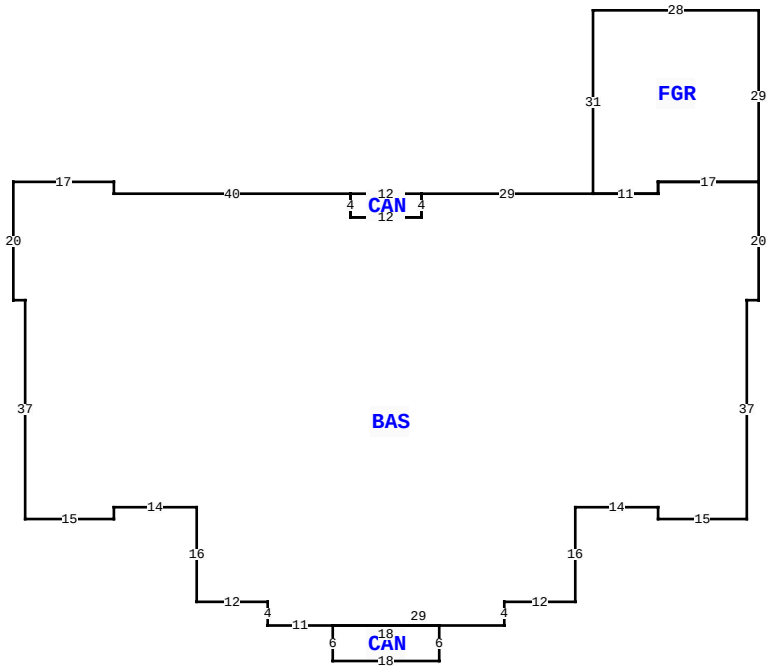
DOR CODE	1900	PROFESS SVC/BLD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,802	100		7,802	743,096
CAN	48	30		14	1,334
CAN	108	30		32	3,048
FGR	834	60		500	47,622
TOTALS	8,792			8,348	795,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	8,348	125.8805	98.19	819,690	2021	2021	0	0	0	3.00	97.00

1 OFFICE MED 0% - 2022 Heated Area: 7802 HX Base Yr



1722 SW NEWLAND WAY, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	
2	0119	MASONRY WA	0	0	0	0	1,448.00	UT	6.50	6.50	100	2022	2021		100	9,412	
3	0260	PAVEMENT-A	0	0	0	0	17,778.00	UT	1.60	1.60	100	2022	2021		100	28,445	
4	0166	CONC,PAVMT	0	0	0	0	1,188.00	UT	2.00	2.00	100	2022	2021		100	2,376	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	795,099
TOTAL MARKET OB/XF VALUE	41,433
TOTAL LAND VALUE - MARKET	111,080
TOTAL MARKET VALUE	947,612
SOH/AGL Deduction	0
ASSESSED VALUE	947,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	947,612
TOTAL JUST VALUE	947,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	947,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0647	COMMERCIAL	8,249	11/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/2457	11/19/2012	WD	U	V	12	69,800
GRANTOR: COLUMBIA BANK						
GRANTEE: MIGUEL JOSE & KELLY						
1241/2496	9/13/2012	WD	U	V	18	254,000
GRANTOR: WESTFIELD INVESTMENT						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,10] S20 E2 S37 E15 N2 E14 S16 E12 S4 E11 E29 N4 E12 N16 E14 S2 E15 N37 E2 N20 W17 S2 W11 W29 S4 W12 N4 W40 N2 W17 $
CAN=[ORIG=67,12] E12 S4 W12 N4 $
FGR=[ORIG=108,-19] S31 E11 N2 E17 N29 W28 $
CAN=[ORIG=64,85] E18 S6 W18 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 41,433

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	22,652.00	SF		1.00	1.00	1.00	2.50	2.50	56,630							
2	1910	C	MEDIC OFF	0		CI	0.00	0.00	21,780.00	SF		1.00	1.00	1.00	2.50	2.50	54,450							

REVIEW DATE 03/11/2026 BY ME Total Acres: 1.02 Total Land Value: 111,080 Market: 0 Agricultural: 0 Common: 111,080 PRINTED 11/16/2026 BY SYS