LOT 8 MARION PLACE OFFICE PARK S
WD 1078-285, WD 1230-2116 & A VE
STRIP LYING NORTH OF LOT 8 DESC

KEVIN B HARRISON DC LLC
1680 SW NEWLAND WAY STE 105
LAKE CITY, FL 32025-5917

2027

05-4S-17-07610-208

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
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	2,598	100		2,598	205,771
BAS	3,227	100		3,227	255,590
CAN	430	30		129	10,217
TOTALS	6,255			5,954	471,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	5,954	120.8889	94.29	561,403	2009	2009	0	0	0	16.00	84.00

1 OFFICE MED 0% - 0 Heated Area: 5825 HX Base Yr

1680 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	0260	PAVEMENT-A	0	0	0	0	10,500.00	UT	1.60	1.60	100	2009	2009	3	100	16,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	471,579
TOTAL MARKET OB/XF VALUE	16,800
TOTAL LAND VALUE - MARKET	56,630
TOTAL MARKET VALUE	545,009
SOH/AGL Deduction	0
ASSESSED VALUE	545,009
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	545,009
TOTAL JUST VALUE	545,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,009

PRCL:0:1: 5-18-09 COA PER ANJA KITCHINGS JC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-1127	COMMERCIAL	0	12/22/2015
663	COMMERCIAL	576	05/07/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1691	4/02/2019	WD	Q	I	05	400,000
GRANTOR: LAKE CITY CENTER ASSO						
GRANTEE: KEVIN B HARRISON DC						
1239/0385	8/01/2012	WD	Q	I	01	363,000
GRANTOR: P I HOLDINGS NO 3 INC						
GRANTEE: LAKE CITY CENTER AS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= 430$ BAS= 3227$ BAS= 2598$.

LAND DESCRIPTION

TOTAL OB/XF 16,800

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	1900	C	PROF BLDG	0		CI	0.00	0.00	22,652.00	SF		1.00	1.00	1.00	2.50	2.50	56,630							

REVIEW DATE 03/11/2026 BY JB Total Acres: 0.52 Total Land Value: 56,630 Market: 0 Agricultural: 0 Common: 56,630 PRINTED 11/16/2026 BY SYS