

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

2026

05-4S-17-07610-208

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	21	STONE	20
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	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	1900PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,598	100	
BAS	3,227	100	
CAN	430	30	
TOTALS	6,255		
		5,954	495,785

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE MED	0%	- 0									
Heated Area: 5825					HX Base Yr							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			495,785
TOTAL MARKET OB/XF VALUE			16,800
TOTAL LAND VALUE - MARKET			50,967
TOTAL MARKET VALUE			563,552
SOH/AGL Deduction			0
ASSESSED VALUE			563,552
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			563,552
TOTAL JUST VALUE			563,552
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			545,352
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	Q	I	05	400,000
GRANTOR: LAKE CITY CENTER ASSO						
GRANTEE: KEVIN B HARRISON DC						
1239/0385	8/01/2012	WD Q	Q	I	01	363,000
GRANTOR: P I HOLDINGS NO 3 INC						
GRANTEE: LAKE CITY CENTER AS						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q		
1	0260	PAVEMENT-A	0	0	0	0	10,500.00	UT 1.60	1.60	100	2009	2009	3	
TOTALS									16,800					

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES												
BUILDING DIMENSIONS												
CAN= 430\$ BAS= 3227\$ BAS= 2598\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.25	2.25	50,967								