

LOT 10 MARION PLACE OFFICE PARK
931-2212, WD 1031-1857, WD 1222-

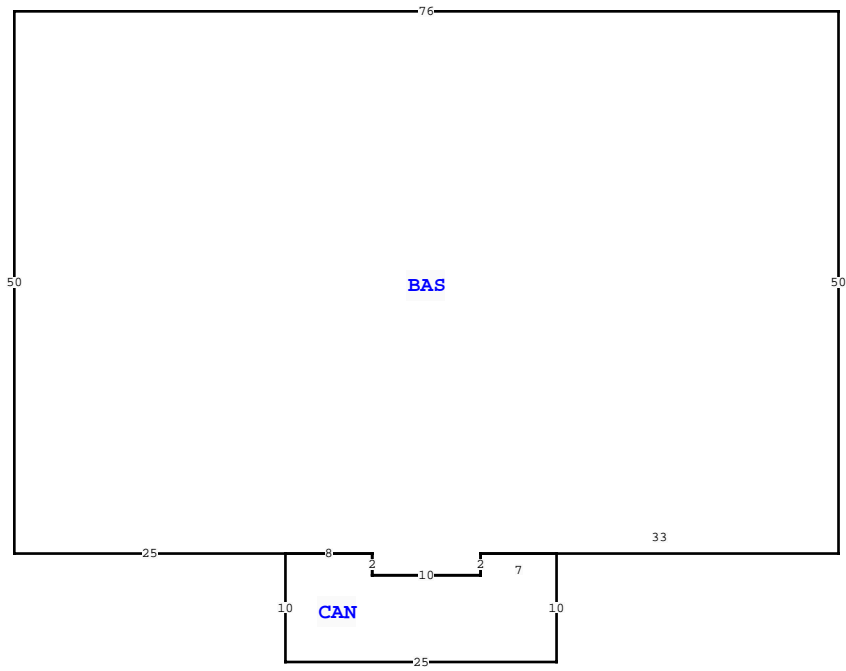
QNRE LLC
6800 NW 9TH BLVD, UNIT 2
GAINESVILLE, FL 32605

2026

05-4S-17-07610-210
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	08	DECORATIVE	100		
Interior Floor	14	CARPET	50		
Interior Floor	15	HARDTILE	50		
Ceiling	01	FIN.SUSPD	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		22	100		
Frame	02	WOOD FRAME	100		
Story Height		10	100		
RMS		15	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	3,820	100		3,820	295,792
CAN	230	30		69	5,343
TOTALS	4,050			3,889	301,135

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%	- 2022									Heated Area: 3820 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			301,135
TOTAL MARKET OB/XF VALUE			12,002
TOTAL LAND VALUE - MARKET			55,540
TOTAL MARKET VALUE			368,677
SOH/AGL Deduction			0
ASSESSED VALUE			368,677
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			368,677
TOTAL JUST VALUE			368,677
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2169	COMMERCIAL	1,338	08/16/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1523	7/02/2021	WD Q	Q	I	01	480,000
GRANTOR: TEPEDINO MIGUEL J						
GRANTEE: QNRE LLC						
1222/0923	10/03/2011	WD Q	Q	I	01	465,000
GRANTOR: EDUARDO G ROMERO MD						
GRANTEE: MIGUEL J TEPEDINO						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W76 S50 E25 CAN= S10 E25 N10 W7 S2 W10 N2 W8\$ E8 S2 E10 N2 E33 N50\$.	

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	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	650.00	UT	2.00	2.00	100	2002	2002	3	100	1,300	
2	0260	PAVEMENT-A	0	0	0	9,729.00	UT	1.10	1.10	100	2002	2002	3	100	10,702	

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	1910	C	MEDIC OFF	0		CI	0.00	0.00	22,216.00	SF		1.00	1.00	1.00	2.50	2.50	55,540							