

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

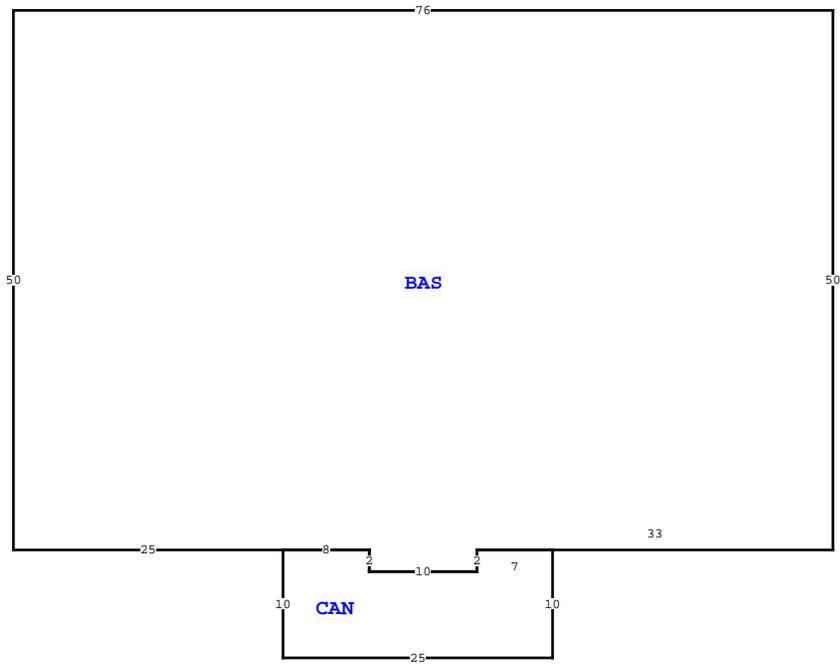
QNRE LLC
6800 NW 9TH BLVD, UNIT 2
GAINESVILLE, FL 32605

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
BAS	3,820	100	
CAN	230	30	
TOTALS	4,050		
TOTALS		3,889	316,571

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			316,571
TOTAL MARKET OB/XF VALUE			12,002
TOTAL LAND VALUE - MARKET			49,986
TOTAL MARKET VALUE			378,559
SOH/AGL Deduction			0
ASSESSED VALUE			378,559
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			378,559
TOTAL JUST VALUE			378,559
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						

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
1	0166	CONC,PAVMT	0	0	0	650.00	UT	2.00	2.00	100	2002	2002
2	0260	PAVEMENT-A	0	0	0	9,729.00	UT	1.10	1.10	100	2002	2002

TOTAL OB/XF													12,002				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT					
1	1910	C	MEDIC OFF	0		CI	0.00	0.00	22,216.00	SF		1.00					

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

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

LAND DESCRIPTION													TOTAL OB/XF					12,002				
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