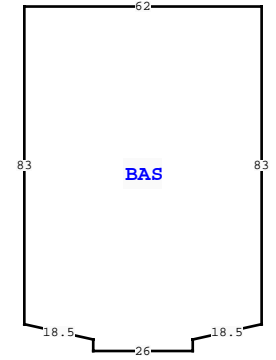
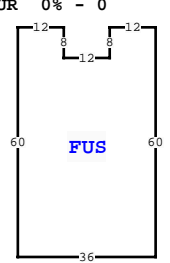




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	70
Exterior Wall	21	STONE	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	15	HARDTILE	40
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		36	100
Frame	02	WOOD FRAME	100
Story Height		12	100
RMS		21	100
Stories	2.	2.	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	5,400	100	
FUS	2,064	100	
TOTALS	7,464		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	EX MED/SUR	0%	- 0									
Heated Area: 7464 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			596,155
TOTAL MARKET OB/XF VALUE			25,925
TOTAL LAND VALUE - MARKET			113,443
TOTAL MARKET VALUE			735,523
SOH/AGL Deduction			0
ASSESSED VALUE			735,523
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			735,523
TOTAL JUST VALUE			735,523
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			741,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045990	Roof Replacement	28,500	11/28/2022
000044155	Electrical Servic	0	04/11/2022
16-0661	COMMERCIAL	0	07/25/2016
1861	COMMERCIAL	2,047	07/10/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/2307	12/31/2009	WD	Q	I	01	1,050,000
GRANTOR: ASLAN ASSOCIATION INC						
GRANTEE: SPS OF GAINESVILLE						
0901/1149	4/28/2000	WD	Q	V		208,100
GRANTOR: COLUMBIA INVESTORS LL						
GRANTEE: ASLAN ASSOCIATION I						

EXTRA FEATURES		1859 SW NEWLAND WAY, LAKE CITY															
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	0260	PAVEMENT-A	0	0	0	0	12,911.00	UT	1.60	1.60	100	2001	2001	3	100	20,658	
2	0166	CONC, PAVMT	0	0	0	0	1,189.00	UT	2.25	2.25	100	2001	2001	3	100	2,675	
3	0169	FENCE/WOOD	0	0	0	0	144.00	UT	18.00	18.00	100	2008	2008	3	100	2,592	

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W62 S83 D4 R18 S3 E26 N3 R18 U4 N83\$ PTR= N20 FUS= N60 W12 S8 W12 N8 W12 S60 E36\$ S20\$.												

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	41,252.00	SF		1.00	1.00	1.10	2.50	2.75	113,443								