COMM SW COR OF NORTH FLORIDA
PROFESSIONAL PARK S/D, RUN S
ALONG E R/W US-41 1514.56 TO N

SPS OF GAINESVILLE LLC
8652 SW 42ND PL
GAINESVILLE, FL 32608-4146

2027

05-4S-17-07610-215

BUILDING CHARACTERISTICS

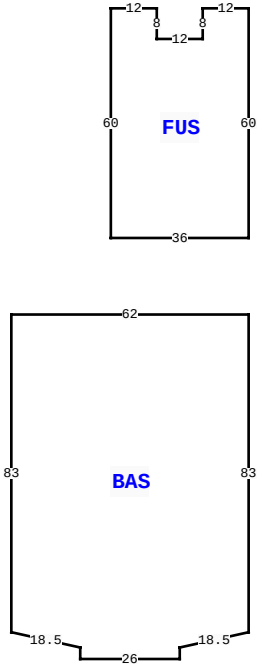
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	21	STONE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,400	100		5,400	431,302
FUS	2,064	100		2,064	164,853
TOTALS	7,464			7,464	596,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5201	04	7,464	129.5760	119.21	889,783	2000	2000	0	0	0	33.00	67.00

1 EX MED/SUR 0% - 0 Heated Area: 7464 HX Base Yr



1859 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	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	

COLUMBIA COUNTY PROPERTY

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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	735,523

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						

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 25,925

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	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							

REVIEW DATE 03/11/2026 BY JB Total Acres: 0.95 Total Land Value: 113,443 Market: 0 Agricultural: 0 Common: 113,443 PRINTED 11/16/2026 BY SYS