COMM SW COR OF SEC, N 1038.13 FT
POB, N 251.95 FT TO S LINE OF TR
LINE 305 FT TO INTER OF SAID S L

BATLLE REAL ESTATE HOLDINGS LLC
5210 NW 93RD AVE
GAINESVILLE, FL 32653

2027

05-4S-17-07682-001

BUILDING CHARACTERISTICS

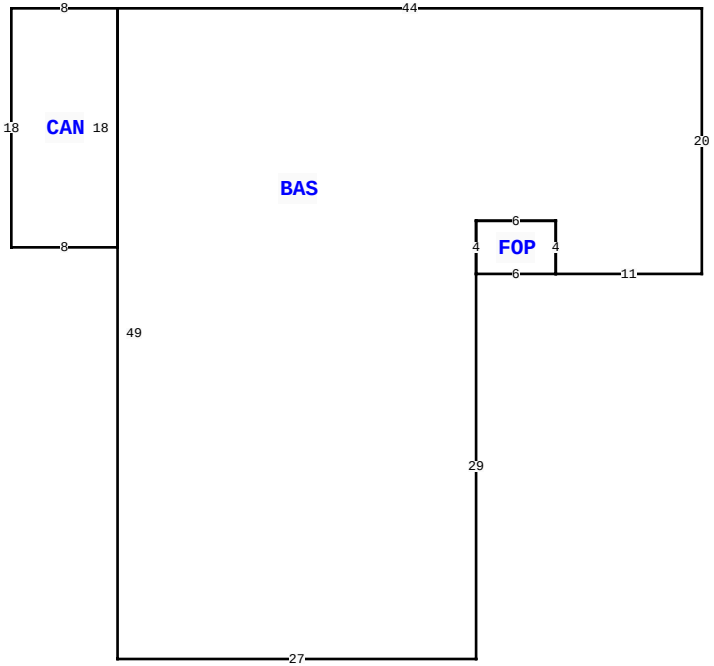
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
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	1,639	100		1,639	75,566
CAN	144	30		43	1,983
FOP	24	30		7	323
TOTALS	1,807			1,689	77,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	1,689	118.2142	92.21	155,743	1985	1985	0	0	0	50.00	50.00

1 OFFICE MED 0% - 0 Heated Area: 1639 HX Base Yr



389 SW CHAPEL HILL ST, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,600	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	77,872
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	122,440
TOTAL MARKET VALUE	203,712
SOH/AGL Deduction	0
ASSESSED VALUE	203,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,712
TOTAL JUST VALUE	203,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/0110	1/08/2014	WD	U	I	30	240,000

GRANTOR: ROBERT E MARKS SR

GRANTEE: BATLLE REAL ESTATE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 CAN= W8 S18 E8 N18$ S49 E27 N29 FOP= E6N4 W6 S4$ N4 E6 S4 E11 N20$.

LAND DESCRIPTION

TOTAL OB/XF 3,400

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		*RO	252.00	240.00	48,976.00	SF		1.00	1.00	1.00	2.50	2.50	122,440							

REVIEW DATE 09/28/2016 BY DF Total Acres: 1.12 Total Land Value: 122,440 Market: 0 Agricultural: 0 Common: 122,440 PRINTED 11/17/2026 BY SYS