

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

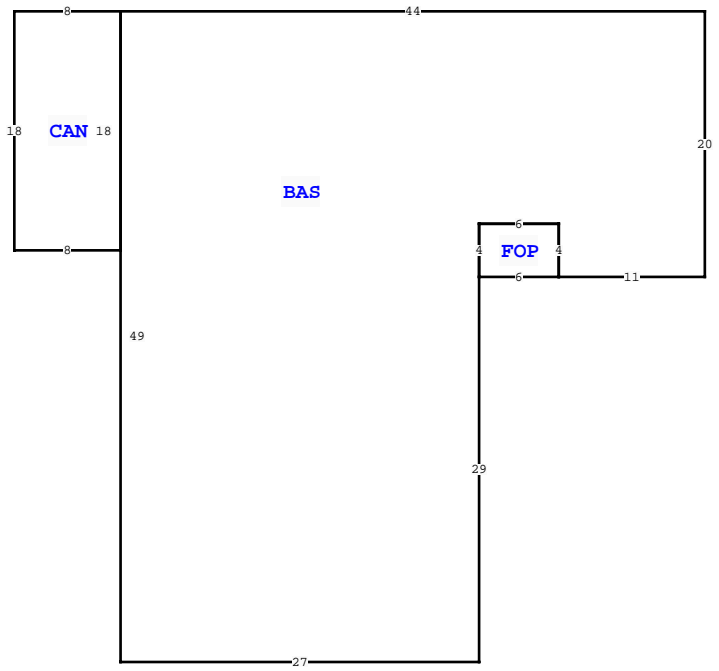
BATTLE REAL ESTATE HOLDINGS LLC
 5210 NW 93RD AVE
 GAINESVILLE, FL 32653

2026

05-4S-17-07682-001


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	04 WOOD TRUSS 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	06 VINYL ASB 50				
Interior Floor	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	
1 OFFICE MED		0% - 0										
			Heated Area: 1639			HX Base Yr						



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			191,468

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: BATTLE REAL ESTATE						

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

BUILDING NOTES	

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

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	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	
TOTAL OB/XF 3,400																	

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