COMM NE COR SEC, RUN W 105.70
FT TO E R/W SR-47, SW ALONG
R/W 1506.47 FT FOR POB, RUN E

CIVITAN REGIONAL BLOOD CENTER INC
D/B/A LIFESOUTH COMMUNITY BLOO, 4039 NEWBERRY RD
GAINESVILLE, FL 32607

2027

07-4S-17-08122-005

BUILDING CHARACTERISTICS

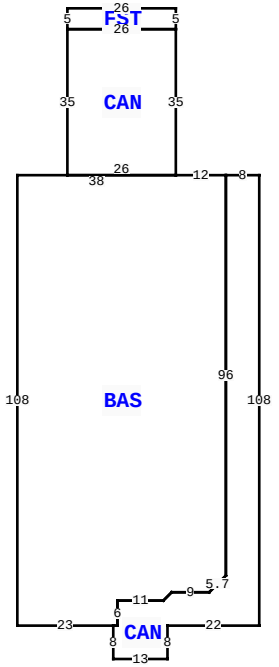
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	09	09
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,208	100		5,208	319,100
CAN	910	30		273	16,727
CAN	1,160	30		348	21,323
FST	130	50		65	3,983
TOTALS	7,408			5,894	361,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	5,894	135.4329	105.64	622,642	1996	1996	0	0	0	42.00	58.00

1 OFFICE MED 0% - 0 Heated Area: 5208 HX Base Yr



833 SW STATE ROAD 47 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		361,132
TOTAL MARKET OB/XF VALUE		26,973
TOTAL LAND VALUE - MARKET		152,133
TOTAL MARKET VALUE		540,238
SOH/AGL Deduction		0
ASSESSED VALUE		540,238
TOTAL EXEMPTION VALUE	10	540,238
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		540,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
678	COMMERCIAL	1,189	03/21/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0805/1989	5/23/1995	WD	U	V	11	78,000

GRANTOR: WILLIAM MARTIN

GRANTEE: CIVITAN REGIONAL BL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 CAN= N35 FST= N5 W26 S5 E26$ W26 S35 E26$ W38 S108 E23 CAN= S8 E13 N8 E22 N108 W8 S96 D4 L4 W9 D2 L2 W11 S6 W1$ E1 N6 E11 R2 U2 E9 R4 U4 N96$.

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	420.00	UT	1.50	1.50	100	1996	1996	3	100	630	
2	0260	PAVEMENT-A	0	0	0	0	22,048.00	UT	0.90	0.90	100	1996	1996	3	100	19,843	
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	0	0	3	100	3,000	
4	0164	CONC BIN	0	0	12	15	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
5	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 26,973

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		00	142.00	401.00	55,321.00	SF		1.00	1.00	1.00	2.75	2.75	152,133							

REVIEW DATE 03/11/2026 BY JB Total Acres: 1.27 Total Land Value: 152,133 Market: 0 Agricultural: 0 Common: 152,133 PRINTED 11/17/2026 BY SYS