LOTS 2 & 3 LAKE CITY PROFESSIONA

ORB 792-2772, WD 1039-1969,

CANCER CENTERS OF NORTH FLORIDA LLC
PO BOX 80610
INDIANAPOLIS, IN 46280

2027

07-4S-17-08122-102

BUILDING CHARACTERISTICS

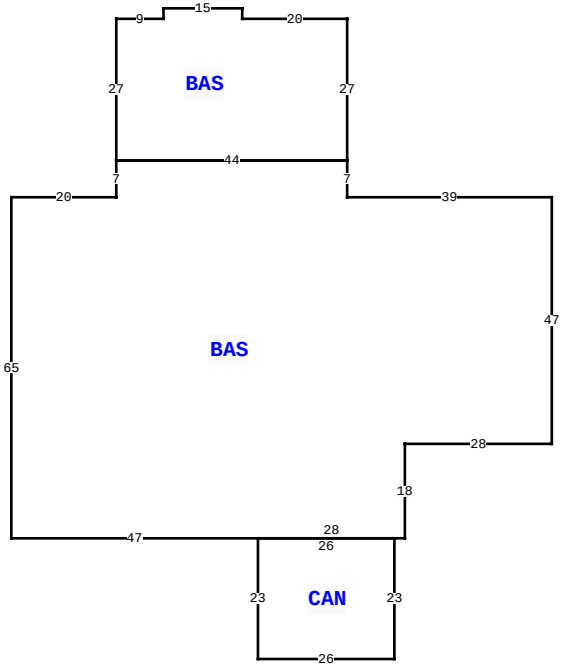
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		22 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		22 100
Stories	1.	1. 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	7417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,218	100		1,218	59,539
BAS	6,499	100		6,499	317,689
CAN	598	30		179	8,750
TOTALS	8,315			7,896	385,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	7,896	119.3760	93.11	735,197	1994	1994	0	0	0	47.50	52.50

1 OFFICE MED 0% - 0 Heated Area: 7717 HX Base Yr



795 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	385,978
TOTAL MARKET OB/XF VALUE	28,499
TOTAL LAND VALUE - MARKET	215,622
TOTAL MARKET VALUE	630,099
SOH/AGL Deduction	0
ASSESSED VALUE	630,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	630,099
TOTAL JUST VALUE	630,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	630,099

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-0640	REMODEL	722	11/27/2018
15-0417	REMODEL	0	07/20/2015
483	ADDN COMM	325	07/27/1995
8636	COMMERCIAL	848,000	07/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/0456	5/27/2009	WD	U	I	11	100
GRANTOR: NORTH FLORIDA CANCER						
GRANTEE: CANCER CENTERS OF N						
1039/1969	3/01/2005	WD	U	I	09	1,600,000
GRANTOR: E & P REAL ESTATE						
GRANTEE: NORTH FLORIDA CANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 N7 BAS= N27 W20 N2 W15 S2 W9 S27 E44$ W44 S7 W20 S65 E47 CAN= S23 E26 N23 W26$E28 N18 E28 N47$.

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	1,288.00	UT	2.00	2.00	100	1995	1995	3	100	2,576	
2	0260	PAVEMENT-A	0	0	0	0	19,930.00	UT	1.10	1.10	100	1995	1995	3	100	21,923	
3	0253	LIGHTING	0	0	0	0	5.00	UT	800.00	800.00	100	1995	1995	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 28,499

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	1900	C	PROF BLDG	0		CG	130.00	362.00	43,560.00	SF		1.00	1.00	0.90	2.75	2.48	107,811							
2	1000	C	VACANT COMME	0		CG	179.00	384.00	43,560.00	SF		1.00	1.00	0.90	2.75	2.48	107,811							

REVIEW DATE 03/11/2026 BY JB Total Acres: 2.00 Total Land Value: 215,622 Market: 0 Agricultural: 0 Common: 215,622 PRINTED 11/16/2026 BY SYS