LOT 1 & PART OF LOT 2, PERIMETER
COMM AT NW COR OF LOT 3, RUN SW
SR 47 167.94 FT FOR POB, RUN S 7

7575 WEST DENTAL GROUP, LLC
7575 WEST UNIVERSITY AVE, SUITE E
GAINESVILLE, FL 32607

2027

07-4S-17-08122-201

BUILDING CHARACTERISTICS

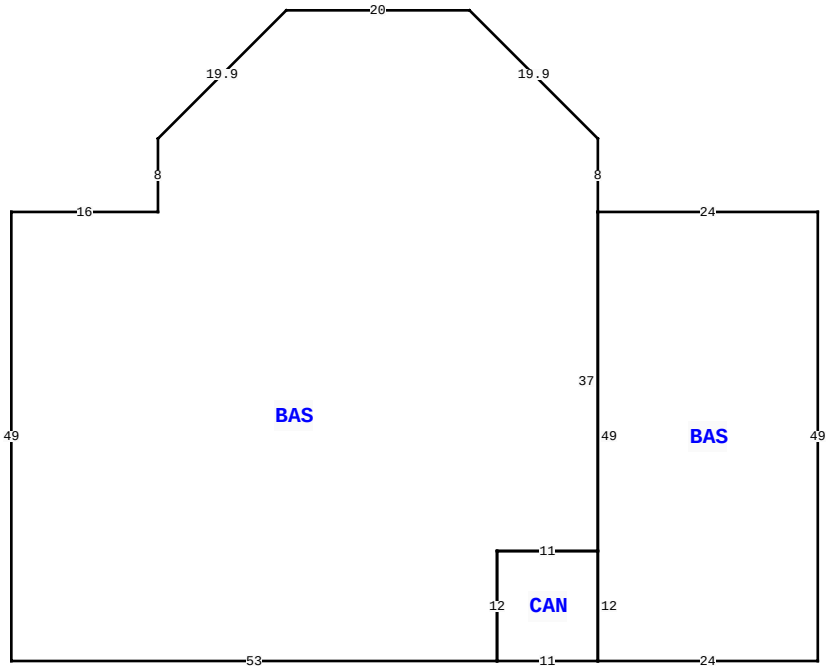
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
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	1,176	100		1,176	88,464
BAS	3,864	100		3,864	290,669
CAN	132	30		40	3,009
TOTALS	5,172			5,080	382,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	5,080	119.0595	92.87	471,780	2007	2007	0	0	0	19.00	81.00

1 OFFICE MED 0% - 2022 Heated Area: 5040 HX Base Yr



457 SW PERIMETER GLN, 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	1,028.00	UT	3.00	3.00	100	2007	2007	3	100	3,084	
2	0260	PAVEMENT-A	0	0	0	0	10,044.00	UT	1.85	1.85	100	2007	2007	3	100	18,581	
3	0258	PATIO	0	0	0	0	184.00	UT	3.50	3.50	100	2007	2007	3	100	644	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	382,142
TOTAL MARKET OB/XF VALUE	22,309
TOTAL LAND VALUE - MARKET	90,036
TOTAL MARKET VALUE	494,487
SOH/AGL Deduction	0
ASSESSED VALUE	494,487
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	494,487
TOTAL JUST VALUE	494,487
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	494,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3884	COMMERCIAL	2,075	08/30/2006
3884	COMMERCIAL	50	08/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1845	7/02/2021	WD	U	I	35	433,800
GRANTOR: MARTIN & JACOBSON ORT						
GRANTEE: 7575 WEST DENTAL GR						
1030/1519	11/12/2004	WD	Q	V		209,900
GRANTOR: PERIMETER GROUP LLC						
GRANTEE: MARTIN & JACOBSON O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 BAS= N8 U14 L14 W20 D14 L14 S8 W16 S49 E53
CAN= N12 E11 S12 W11$ N12 E11 N37$ S49 E24 N49$.

LAND DESCRIPTION

TOTAL OB/XF 22,309

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		CG	0.00	0.00	30,012.00	SF		1.00	1.00	1.00	3.00	3.00	90,036							

REVIEW DATE 04/05/2024 BY TP Total Acres: 0.69 Total Land Value: 90,036 Market: 0 Agricultural: 0 Common: 90,036 PRINTED 11/16/2026 BY SYS