

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		10	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		0	100
Stories	1.	1.	100
Units		0	100

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%	- 2023								

Heated Area: 4625 HX Base Yr

Quality	08	08			
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	1,434	100		1,434	128,816
BAS	3,191	100		3,191	286,647
CAN	180	30		54	4,851
CAN	369	30		111	9,971
TOTALS	5,174			4,790	430,284

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		430,284	
TOTAL MARKET OB/XF VALUE		49,226	
TOTAL LAND VALUE - MARKET		86,640	
TOTAL MARKET VALUE		566,150	
SOH/AGL Deduction		0	
ASSESSED VALUE		566,150	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		566,150	
TOTAL JUST VALUE		566,150	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		569,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
209	REMODEL	102	04/18/2012
261	REMODEL	300	04/05/2012
163	REMODEL	142	03/14/2012
1011	COMMERCIAL	2,415	09/22/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2279	5/26/2022	WD	U	I	30	913,800
GRANTOR: R & H REAL ESTATE ASS						
GRANTEE: GAINESVILLE RETINA						
1043/0125	4/11/2005	WD	Q	V		119,900
GRANTOR: PERIMETER GROUP LLP						
GRANTEE: R & H REAL EST ASSO						

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	0260	PAVEMENT-A	0	0	0	0	24,750.00	UT	1.85	1.85	100	2009	2009	3	100	45,788	
2	0166	CONC, PAVMT	0	0	0	0	1,375.00	UT	2.50	2.50	100	2009	2009	3	100	3,438	

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

BUILDING NOTES														
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BUILDING DIMENSIONS
 BAS= W76 S32 E16 CAN= S9 E18 S14 E9 N23 W27\$ E27 S23 E28 CAN= S9 E20 N9 W20\$ E5 BAS= E22 N23 E7 N32 W29 S55 \$ N55\$.

LAND DESCRIPTION															TOTAL OB/XF									
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	1900	C	PROF BLDG	0		CG	0.00	0.00	28,880.00	SF		1.00	1.00	1.00	3.00	3.00	86,640							