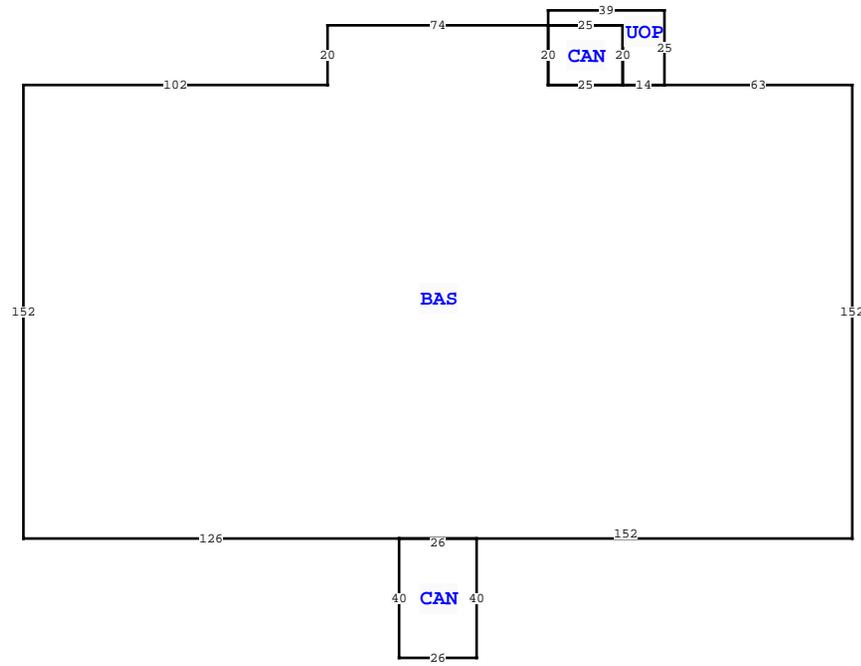




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	10	ABOVE AVG.	20
Roof Structure	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		36	100
Frame	05	STEEL	100
Story Height		12	100
RMS		26	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1700 OFFICE BLD 1STY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	43,736	100	
CAN	500	30	
CAN	1,040	30	
UOP	475	20	
TOTALS	45,751		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	OFFICE LOW	0%	- 2026										
Heated Area: 43736 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,129,737		
TOTAL MARKET OB/XF VALUE	225,943		
TOTAL LAND VALUE - MARKET	554,500		
TOTAL MARKET VALUE	1,910,180		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,910,180		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,910,180		
TOTAL JUST VALUE	1,910,180		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,294,516		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053829	Roof Replacement	306,515	08/13/2025
000052807	Demolition	25,000	04/03/2025
25332	COMMERCIAL	275	12/20/2006
25004	MAINT/ALTR	295	09/25/2006
17606	COMMERCIAL	0	11/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/822	1/31/2025	WD Q	Q	I	01	2,500,000

GRANTOR: TT 1152 SW BUSINESS P  
GRANTEE: LAKE CITY CAPITAL,  
1507/2472 2/06/2024 WD U I 11 0  
GRANTOR: THERATRUE FLORIDA, LL  
GRANTEE: TT 1152 SW BUSINESS

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	5	690	3,450.00	UT	1.50	1.50	100	2001	2001	3	100	5,175	
2	0260	PAVEMENT-A	0	0	0	0	173,886.00	UT	0.90	0.90	100	2001	2001	3	100	156,497	
3	0253	LIGHTING	0	0	0	0	3.00	UT	800.00	800.00	100	2001	2001	3	100	2,400	
4	0253	LIGHTING	0	0	0	0	6.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	6,000	
5	0166	CONC, PAVMT	0	0	0	0	77.00	UT	15.00	15.00	100	2001	2001	3	100	1,155	
6	0164	CONC BIN	0	0	12	12	144.00	UT	7.50	7.50	100	2001	2001	3	100	1,080	
7	0295	SPKLR SYS	0	0	0	0	43,736.00	UT	1.00	1.00	100	2001	2001	3	100	43,736	
8	0119	MASONRY WA	0	0	550	8	4,400.00	UT	4.50	4.50	50	2001	2001	3	50	9,900	

TOTAL OB/XF														225,943										
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	1700	C	1STORY OFF	0		A-1	0.00	0.00	11.09	AC		1.00	1.00	1.00	50,000.00	50,000.00	554,500							

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W63 UOP= N25 W39 S5 E25 S20 E14\$ W14 CAN= N20 W25 S20 E25\$ W25 N20 W74 S20 W102 S152 E126 CAN= S40 E26 N40 W26\$ E152 N152\$.			