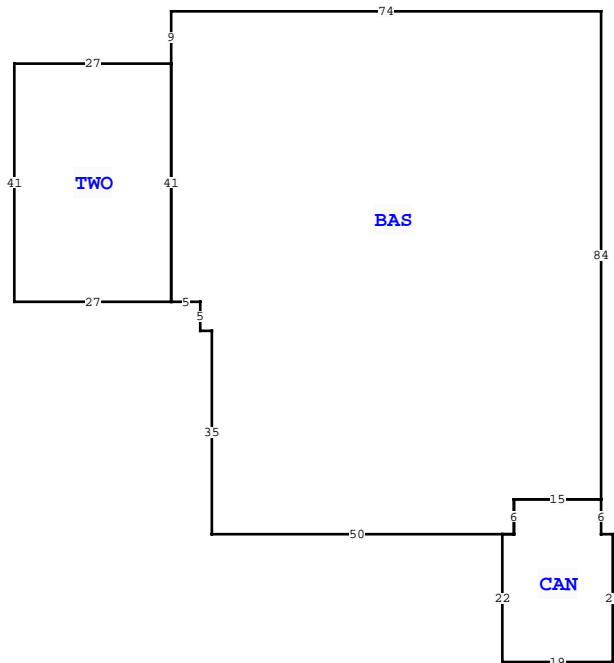




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	80
Interior Wall	08	DECORATIVE	20
Interior Floo	07	CORK/VTILE	50
Interior Floo	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		16	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		16	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	08	08	
DOR CODE	1900 PROFESS SVC/BLD		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.090 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	6,300	100	
CAN	508	30	
TWO	1,107	200	
TOTALS	7,915		

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: 8514 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,300	100		6,300	435,740
CAN	508	30		152	10,513
TWO	1,107	200		2,214	153,131
TOTALS	7,915			8,666	599,384

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	19,580.00	UT	1.10	1.10	100	2004
2	0166	CONC,PAVMT	0	0	0	0	998.00	UT	2.00	2.00	100	2004
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2004
4	0164	CONC BIN	0	0	12	20	240.00	UT	11.00	11.00	100	2014

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	Tax Dist:
BUILDING MARKET VALUE		599,384	
TOTAL MARKET OB/XF VALUE		30,174	
TOTAL LAND VALUE - MARKET		556,512	
TOTAL MARKET VALUE		1,186,070	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,186,070	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,186,070	
TOTAL JUST VALUE		1,186,070	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,151,462	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045578	Roof Replacement	102,390	09/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2347	5/27/2022	WD U		I	37	2,740,300
GRANTOR: CCCNF REAL ESTATE LLC						
GRANTEE: BRECK-KAN-RIDGE LOD						
1168/0529	2/20/2009	WD U		I	30	1,454,700
GRANTOR: COMMUNITY CANCER CENT						
GRANTEE: CCCNF REAL ESTATE L						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES	
BAS= W74 S9 TWO= W27 S41 E27 N41 S41 E5 S5 E2 S35 E50 CAN= S22 E19 N22W2 N6 W15 S6 W2 S E2 N6 E15 N84 S.	

BUILDING DIMENSIONS	
BAS= W74 S9 TWO= W27 S41 E27 N41 S41 E5 S5 E2 S35 E50 CAN= S22 E19 N22W2 N6 W15 S6 W2 S E2 N6 E15 N84 S.	

LAND DESCRIPTION																
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
1	1910	C	MEDIC OFF	0		CI	0.00	0.00	24,020.00	SF		1.00	1.00	1.00	11.00	11.00
2	1910	C	MEDIC OFF	0		CI	0.00	0.00	26,572.00	SF		1.00	1.00	1.00	11.00	11.00