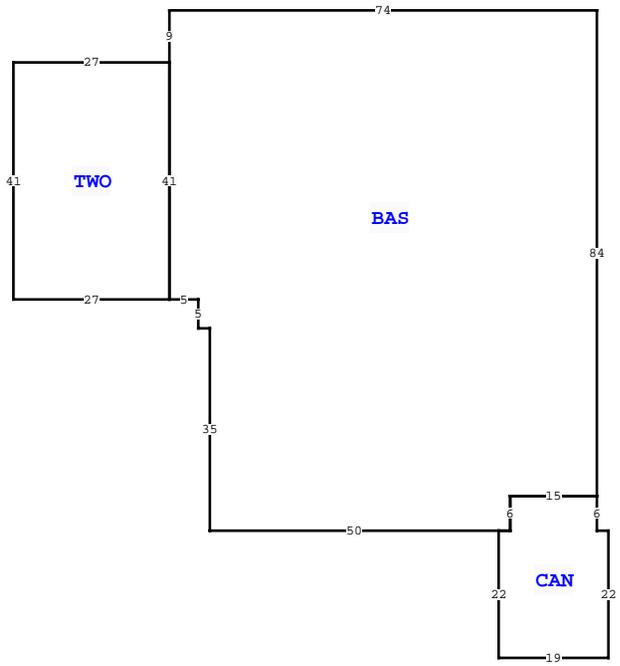




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	80
Interior Wall	08	DECORATIVE	20
Interior Floo	07	CORK/VTILE	50
Interior Floo	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	06	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		
4520 W US HIGHWAY 90													
1 OFFICE MED	0%	-	2023										
Heated Area: 8514 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			630,127
TOTAL MARKET OB/XF VALUE			30,174
TOTAL LAND VALUE - MARKET			505,920
TOTAL MARKET VALUE			1,166,221
SOH/AGL Deduction			0
ASSESSED VALUE			1,166,221
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,166,221
TOTAL JUST VALUE			1,166,221
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						

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	19,580.00	UT	1.10	1.10	100	2004	2004	3	100	21,538	
2	0166	CONC,PAVMT	0	0	0	0	998.00	UT	2.00	2.00	100	2004	2004	3	100	1,996	
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2004	2004	3	100	4,000	
4	0164	CONC BIN	0	0	12	20	240.00	UT	11.00	11.00	100	2014	2014	3	100	2,640	

BLD DATE				LGL DATE			
XF DATE	INC DATE	LAND DATE	AG DATE	04/09/2024 MLU			

BUILDING NOTES													
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														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	1910	C	MEDIC OFF	0		CI	0.00	0.00	24,020.00	SF		1.00	1.00	1.00	10.00	10.00	240,200							
2	1910	C	MEDIC OFF	0		CI	0.00	0.00	26,572.00	SF		1.00	1.00	1.00	10.00	10.00	265,720							