LOTS 10 & 11 STONEGATE PARK S/D

WD 1011-1342, WD 1074-1303.

MED COMPLEX LLC
1140 SW BASCOM NORRIS DR, STE 107
LAKE CITY, FL 32025

2027

34-3S-16-02465-110

BUILDING CHARACTERISTICS

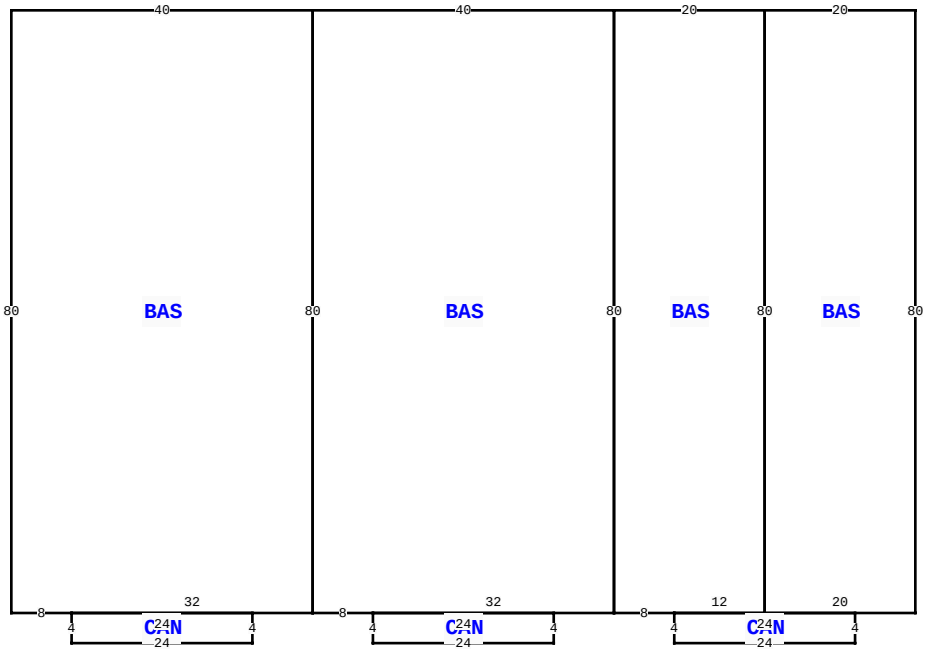
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		26 100
Frame	05	STEEL 100
Story Height		12 100
RMS		20 100
Stories	1.	1. 100
Units		5 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	94,215
BAS	1,600	100		1,600	94,215
BAS	3,200	100		3,200	188,429
BAS	3,200	100		3,200	188,429
CAN	96	30		29	1,707
CAN	96	30		29	1,707
CAN	96	30		29	1,707
TOTALS	9,888			9,687	570,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	9,687	92.0700	71.81	695,623	2008	2008	0	0	0	18.00	82.00

1 OFFICE MED 0% - 0 Heated Area: 9600 HX Base Yr



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

221 SW STONEGATE TER, LAKE CITY

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	0260	PAVEMENT-A	0	0	0	0	19,488.00	UT	1.85	1.85	90	2008	2008	3	90	32,448	
2	0166	CONC,PAVMT	0	0	0	0	2,592.00	UT	3.00	3.00	100	2008	2008	3	100	7,776	
3	0164	CONC BIN	0	0	0	0	144.00	UT	14.00	14.00	100	2008	2008	3	100	2,016	
4	0253	LIGHTING	0	0	0	0	4.00	UT	1,800.00	1,800.00	100	2008	2008	3	100	7,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	570,411
TOTAL MARKET OB/XF VALUE	49,440
TOTAL LAND VALUE - MARKET	217,800
TOTAL MARKET VALUE	837,651
SOH/AGL Deduction	0
ASSESSED VALUE	837,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	837,651
TOTAL JUST VALUE	837,651
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	837,651

SALE:1:2: SALE FOR 2 LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0638	REMODEL	79	11/06/2020
20-0597	REMODEL	1,839	11/02/2020
13-0297	REMODEL	300	07/08/2013
862	COMMERCIAL	240	07/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/1345	3/25/2008	WD	Q	V		390,000
GRANTOR: CEMJAT LLC						
GRANTEE: MED COMPLEX LLC						
1074/1303	1/27/2006	WD	Q	V	06	109,900
GRANTOR: COAST MULTI SPECIALTY						
GRANTEE: CEMJAT LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-40,0] W40 S80 E8 E32 N80 $
BAS=[ORIG=-80,0] W40 S80 E8 E32 N80 $
BAS=[ORIG=0,0] W20 S80 E20 N80 $
BAS=[ORIG=-20,0] W20 S80 E8 E12 N80 $
CAN=[ORIG=-112,80] S4 E24 N4 W24 $
CAN=[ORIG=-72,80] S4 E24 N4 W24 $
CAN=[ORIG=-32,80] S4 E24 N4 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 49,440

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	1900	C	PROF BLDG	0		CI	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	5.00	5.00	217,800							

REVIEW DATE 03/09/2026 BY ME Total Acres: 1.00 Total Land Value: 217,800 Market: 0 Agricultural: 0 Common: 217,800 PRINTED 11/16/2026 BY SYS