

Columbia County Property

Appraiser

CAMA updated 8/4/2014

2013 Tax Year

Parcel: 33-3S-16-02433-053

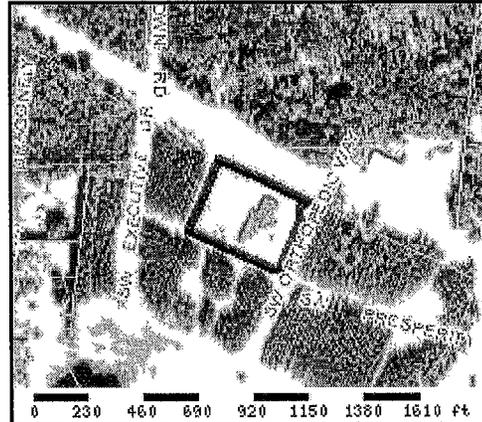
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Owner & Property Info

| | | | |
|---|---|---------------------|-------|
| Owner's Name | TOC REAL ESTATE INVESTORS | | |
| Mailing Address | 11, LLC 4500 NEWBERRY ROAD GAINESVILLE, FL 32607 | | |
| Site Address | 146 SW ORTHOPEDIC CT | | |
| Use Desc. (code) | PROFESSION (001900) | | |
| Tax District | 2 (County) | Neighborhood | 33316 |
| Land Area | 3 089 ACRES | Market Area | 06 |
| Description | NOTE This description is not to be used as the Legal Description for this parcel in any legal transaction | | |
| COMM NE COR OF LOT 14 CYPRESS LAKE PHASE 3 S/D RUN E 204 36 FT N 192 79 FT TO S R/W OF US HWY 90 SE ALONG R/W 38 39 FT, CONT SE ALONG R/W 337 49 FT FOR POB CONT SE ALONG R/W 249 79 FT CONT SE 161 85 FT SE 93 50 FT S 17 45 FT, SW 199 42 FT SW 31 42 FT NW 393 69 FT NE 320 48 FT TO POB ORB 1135-1455 | | | |



Property & Assessment Values

| 2013 Certified Values | | |
|------------------------------|----------|---|
| Mkt Land Value | cnt (0) | \$572,050.00 |
| Ag Land Value | cnt (1) | \$0.00 |
| Building Value | cnt. (1) | \$982,783.00 |
| XFOB Value | cnt (4) | \$111,734 00 |
| Total Appraised Value | | \$1,666,567.00 |
| Just Value | | \$1,666,567.00 |
| Class Value | | \$0.00 |
| Assessed Value | | \$1,666,567 00 |
| Exempt Value | | \$0 00 |
| Total Taxable Value | | Cnty \$1,666,567 Other \$1,666,567 Schl: \$1,666,567 |

| 2014 Working Values |
|---|
| NOTE: 2014 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes Show Working Values |

Sales History

Show Similar Sales within 1/2 mile

| Sale Date | OR Book/Page | OR Code | Vacant / Improved | Qualified Sale | Sale RCode | Sale Price |
|------------|--------------|---------|-------------------|----------------|------------|--------------|
| 10/30/2007 | 1135/1455 | WD | V | Q | | \$740,000.00 |

Building Characteristics

| Bldg Item | Bldg Desc | Year Blt | Ext. Walls | Heated S.F. | Actual S.F. | Bldg Value |
|---|---------------------|----------|-----------------|-------------|-------------|--------------|
| 1 | OFFICE MED (005200) | 2008 | WD FR STUC (16) | 14370 | 20060 | \$998,943 00 |
| Note: All S F calculations are based on exterior building dimensions | | | | | | |

Extra Features & Out Buildings

| Code | Desc | Year Blt | Value | Units | Dims | Condition (% Good) |
|------|------------|----------|-------------|-------------|-----------|--------------------|
| 0164 | CONC BIN | 2008 | \$1,680 00 | 0000120.000 | 0 x 0 x 0 | (000 00) |
| 0166 | CONC,PAVMT | 2008 | \$4,035.00 | 0001345.000 | 0 x 0 x 0 | (000.00) |
| 0253 | LIGHTING | 2008 | \$28,800.00 | 0000016.000 | 0 x 0 x 0 | (000.00) |