



| BUILDING CHARACTERISTICS | | | |
|--------------------------|------------------|-----|-------|
| CATEGORY | TYPE | % | PTS |
| Exterior Wall | 8 HORIZONTAL LAP | 100 | 16.00 |
| Roof Struct | 4 WOOD TRUSS | 100 | 7.00 |
| Roofing Cover | 3 ASPH/COMP SHNG | 100 | 3.00 |
| Interior Wall | 5 DRYWALL | 100 | 23.00 |
| Int Flooring | 7 CORK/VNYL TILE | 50 | 7.00 |
| Int Flooring | 11 CER CLAY TILE | 50 | 12.00 |
| Heating Fuel | 4 ELECTRIC | 100 | 1.00 |
| Heating Type | 4 FORCED-DUCTED | 100 | 4.00 |
| Air Cond | 3 CENTRAL | 100 | 6.00 |
| Comm Frame | 4 D-WOOD FRAME | 100 | 3.00 |
| Ceiling Wall | 6 NS CEIL WALL | 100 | 1.00 |

1991 Office Medical

** VALUE SUBJECT TO CHANGE **

| CATEGORY | UNITS | ADJ |
|------------------|-------|-----|
| Stories | 1.00 | 0 |
| Restrooms | 2.00 | 0 |
| Baths | 13.00 | 0 |
| Rooms / Units | 10.00 | 0 |
| Avg Story Height | 10.00 | 0 |

| BASE RATE ADJ | ADJ |
|------------------------------|-----------|
| Quality Adjustment | 1.0000 |
| Mkt/Design Factor | 1.0000 |
| Size Adj. | 1.0400 |
| TOTAL ADJUSTED POINTS | 81 |
| DEPRECIATION ADJ | ADJ |

| TYPE | STYLE | CLS | QUA | HX % | NHX % | LOC | % COMP |
|------|-------|-----|-----|------|--------|------|--------|
| 1901 | 04 | 4 | 03 | 0.00 | 100.00 | 1.00 | 100 |

| REPL COST NEW | AYB | EYB | DT | NORM | % GOOD |
|---------------|------|------|----|-------|--------|
| 369,965 | 2007 | 2007 | C4 | 34.00 | 66.00% |

| SAR | AREA | B | H | P.of B. | EFF. AREA | DPR VALUE |
|-----|-------|---|---|---------|-----------|-----------|
| BAS | 3,015 | | X | 100 | 3,015 | 241,375 |
| CAN | 140 | | | 25 | 35 | 2,802 |

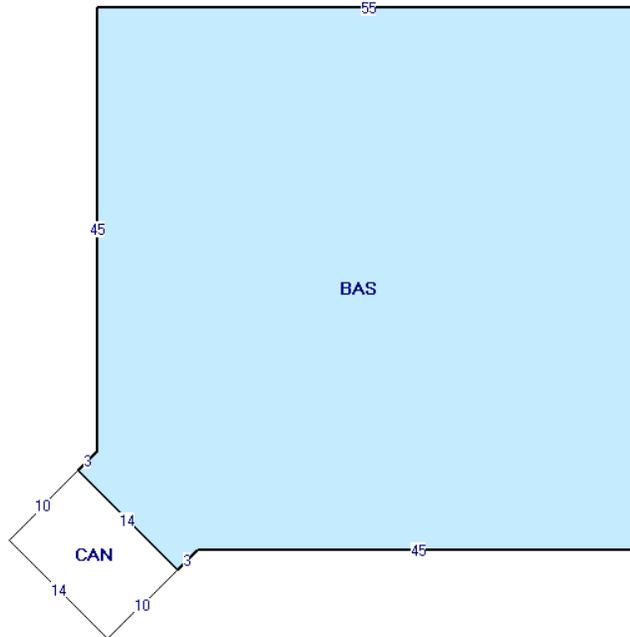
BUILDING: 1 AKA: MARIETTA ANIMAL HOSPITAL
SITE ADDRESS: 8141 W RAMONA BLVD JACKSONVILLE 32221- 1901 OFFICE MEDICAL

| | | | |
|---------|------|----------|-------|
| ACREAGE | 0.51 | PRICE/SF | 80.06 |
|---------|------|----------|-------|

| L N | OB/XF CODE | DESCRIPTION | BLD | HX % | NHX % | LENGTH | WIDTH | UNITS | GRADE | FACTOR | UNIT PRICE | ADJ UNIT PRICE | ORIG COND | ACTUAL YEAR | EFF YEAR | YEAR ON ROLL | % COND | OB/XF MKT VALUE | APPRaisal DATES DATE | APPRAISED BY |
|-----|------------|-----------------|-----|------|--------|--------|-------|----------|-------|--------|------------|----------------|-----------|-------------|----------|--------------|--------|-----------------|----------------------|--------------|
| 1 | PVCC1 | Paving Concrete | 1 | 0.00 | 100.00 | 0 | 0 | 6,000.00 | 3 | 100 | 7.65 | 8.80 | 100 | 2007 | 2007 | 2008 | 20 | 10,557 | 07/18/2008 | EJT |
| 2 | FWDC1 | Fence Wood | 1 | 0.00 | 100.00 | 0 | 0 | 374.00 | 3 | 100 | 23.30 | 23.30 | 100 | 2007 | 2007 | 2008 | 20 | 1,743 | 04/07/2025 | RSL |

| L N | USE CODE | LAND USE DESCRIPTION | HX % | NHX % | R D | LOC ZONE | FRONT | DEPTH | SIZE FACTOR | UNITS | UNIT TYPE | D T | DPH FACT | COND FACTOR | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
|-----|----------|----------------------|------------|-------|--------|----------|-------|-------|-------------|--------|-----------|-----|----------|-------------|------------|----------------|------------|
| C | 1 | 1000 | COMMERCIAL | 0.00 | 100.00 | | CN | 0.00 | 0.00 | 100.00 | 22,170.00 | S | 0 | 1.00 | 5.50 | 5.50 | 121,935 |

| L N | DATE | BLD | USER ID | CD | PARCEL NOTES |
|-----|------|-----|---------|----|--------------|
| | | | | | |



| Duval County Property Appraisers Office | | Tax Dist GS | |
|---|--|-------------|--|
| VALUE SUMMARY | | | |
| PRIMARY VALUATION METHOD | | Income | |
| BUILDING VALUE | | 244,177 | |
| EXTRA FEATURE VALUE | | 12,300 | |
| TOTAL MARKET LAND VALUE | | 121,935 | |
| MARKET VALUE OF AG LAND | | 0 | |
| TOTAL LAND VALUE AG + COMMON | | 0 | |
| MARKET VALUE | | 403,900 | |
| ASSESSED VALUE | | 402,820 | |
| CAP BASE YEAR | | 0 | |
| TAXABLE VALUE | | 402,820 | |
| EXEMPTIONS | | None | |
| TOTAL EXEMPTIONS VALUE | | 0 | |
| SENIOR EXEMPTION VALUE | | 0 | |
| SR/HISTORIC TAXABLE VALUE | | N/A | |

| PERMIT NO. | TP | ST. | DESCRIPTION | EST VALUE | ISSUE DATE |
|------------|------|-----|------------------|-----------|------------|
| 71453 | BLDG | C | 8141 RAMONA BV W | 300,000 | 12/21/2006 |
| 000005626 | BLDG | | | 100 | 07/11/1975 |

BUILDING DIMENSIONS
BAS:64,0:=W55 S45 D2L2 D10R10 U2R2 E45 N55 \$ CAN:
7,47:=D7L7 D10R10 U7R7 U10L10 \$.

BUILDING NOTES
AKA: MARIETTA ANIMAL HOSPITAL

| L N | VOLUME / YEAR | PAGE / CLERK | DATE OF SALE | I N | Q U | V I | R E | SALES PRICE | NOTE AMOUNT | MAC | MAC AMOUNT | GRANTOR | GRANTEE | SALES NOTE |
|-----|---------------|--------------|--------------|-----|-----|-----|-----|-------------|-------------|-----|------------|---------------------|-----------------|----------------------|
| 1 | 14493 | 00976 | 10/01/2007 | WD | U | I | 16 | 1000000 | 0 | N | 0 | CC&S PROPERTIES LLC | MARIETTA ANIMAL | 20080703 |
| 2 | 10416 | 00187 | 03/25/2002 | WD | U | V | 16 | 420000 | 0 | N | 0 | MARIETTA ANIMAL | | 20020719 SA2 |
| 3 | 08949 | 00361 | 02/24/1998 | WD | U | V | 11 | 100 | 0 | N | 0 | WATSON WILLIAM A JR | | 980520 - CORRECTING |
| 4 | 08909 | 01566 | 04/01/1998 | WD | Q | V | 01 | 23500 | 0 | N | 0 | SUGGS ALLAN D JR | | APPEARS TO BE MARKET |