LOT 5 PERIMETER PARK S/D.
WD 1043-125, WD 1467-2279,

GAINESVILLE RETINA PROPERTIES LLC
4340 W NEWBERRY RD
GAINESVILLE, FL 32607

2026

07-4S-17-08122-205

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

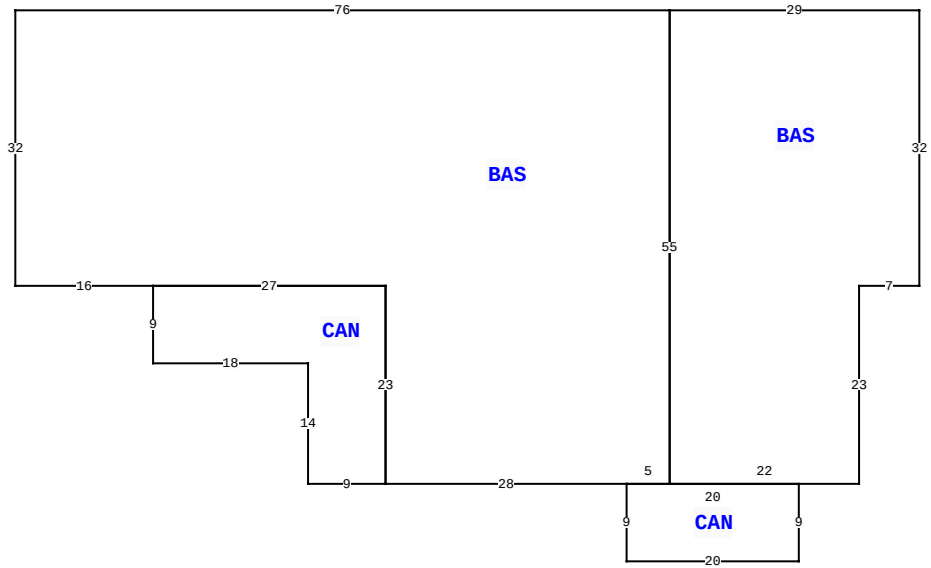
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	08
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,434	100		1,434	128,816
BAS	3,191	100		3,191	286,647
CAN	180	30		54	4,851
CAN	369	30		111	9,971
TOTALS	5,174			4,790	430,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	4,790	137.1084	106.94	512,243	2009	2009	0	0	0	16.00	84.00

1 OFFICE MED 0% - 2023 Heated Area: 4625 HX Base Yr



438 SW PERIMETER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	430,284
TOTAL MARKET OB/XF VALUE	49,226
TOTAL LAND VALUE - MARKET	79,420
TOTAL MARKET VALUE	558,930
SOH/AGL Deduction	0
ASSESSED VALUE	558,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	558,930
TOTAL JUST VALUE	558,930
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	569,175

PERMIT NUM	DESCRIPTION	AMT	ISSUED
209	REMODEL	102	04/18/2012
261	REMODEL	300	04/05/2012
163	REMODEL	142	03/14/2012
1011	COMMERCIAL	2,415	09/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2279	5/26/2022	WD	U	I	30	913,800
GRANTOR: R & H REAL ESTATE ASS						
GRANTEE: GAINESVILLE RETINA						
1043/0125	4/11/2005	WD	Q	V		119,900
GRANTOR: PERIMETER GROUP LLP						
GRANTEE: R & H REAL EST ASSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S32 E16 CAN= S9 E18 S14 E9 N23 W27$ E27 S23 E28 CAN= S9 E20 N9 W20$ E5 BAS= E22 N23 E7 N32 W29 S55 $ N55$.

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	24,750.00	UT	1.85	1.85	100	2009	2009	3	100	45,788	
2	0166	CONC,PAVMT	0	0	0	0	1,375.00	UT	2.50	2.50	100	2009	2009	3	100	3,438	

LAND DESCRIPTION

TOTAL OB/XF 49,226

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		CG	0.00	0.00	28,880.00	SF		1.00	1.00	1.00	2.75	2.75	79,420							

REVIEW DATE 03/30/2017 BY DF Total Acres: 0.66 Total Land Value: 79,420 Market: 0 Agricultural: 0 Common: 79,420 PRINTED 11/05/2025 BY SYS