

GRACE PEDIATRICS PL
4196 W US HIGHWAY 90, SUITE 109
LAKE CITY, FL 32055

34-3S-16-02487-101

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 70

Exterior Wall

25

MOD METAL 30

Roof Structur

10

STEEL FRME 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

15

HARDTILE 70

Interior Floo

08

SHT VINYL 30

Ceiling

01

FIN.SUSPD 100

Air Condition

06

ENG CENTRL 100

Heating Type

09

ENG F AIR 100

Fixtures

0

100

Frame Common Wall

05

STEEL 100

Story Height

21

100

RMS

14

100

Stories

0

100

Units

1.

1. 100

Condition Adj

0

100

Quality

03

03 100

DOR CODE

05

05

MAP NUM

1700

OFFICE BLD 1STY

NEIGHBORHOOD/LOC

MKT AREA

06

TOTALS

1,550

1,340

107,405

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

5100

04

1,340

113.9985

101.46

135,956

2006

2006

0

0

21.00

79.00

1 OFFC CONDO

0%

- 0

Heated Area: 1250

HX Base Yr

25

50

50

6

6

BAS

CAN

2024

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

0081

DECKING WI

0

0

0

0

1.00

UT

0.00

0.00

100

2017

2017

3

100

500

LAND DESCRIPTION

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

1700

C

1STORY OFF

0

CI

25.00

50.00

1.00

UT

1.00

1.00

1.00

12.00

12.00

12

REVIEW DATE

04/19/2024

BY

TP

Total Acres:

0.03

Total Land Value:

12

Market:

0

Agricultural:

0

Common:

12

PRINTED 09/30/2025 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

1

VALUATION SUMMARY

VALUATION BY

Tax Group: 1

Tax Dist:

STANDARD

BUILDING MARKET VALUE

107,405

TOTAL MARKET OB/XF VALUE

500

TOTAL LAND VALUE - MARKET

12

TOTAL MARKET VALUE

107,917

SOH/AGL Deduction

0

ASSESSED VALUE

107,917

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

107,917

TOTAL JUST VALUE

107,917

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

110,636

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1358/2416

4/25/2018

WD Q

I

01

130,000

GRANTOR: PREMIERE PLAZA LLC

GRANTEE: GRACE PEDIATRICS PL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W50 S25 E50 N25 \$

CAN=[YR=2024;ORIG=0,25] S6 W50 N6 E50 \$

.