UNITS 2, 3 & 4 PREMIERE PLAZA AS OF CONDO 1301-1417.

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

2026

34-3S-16-02487-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

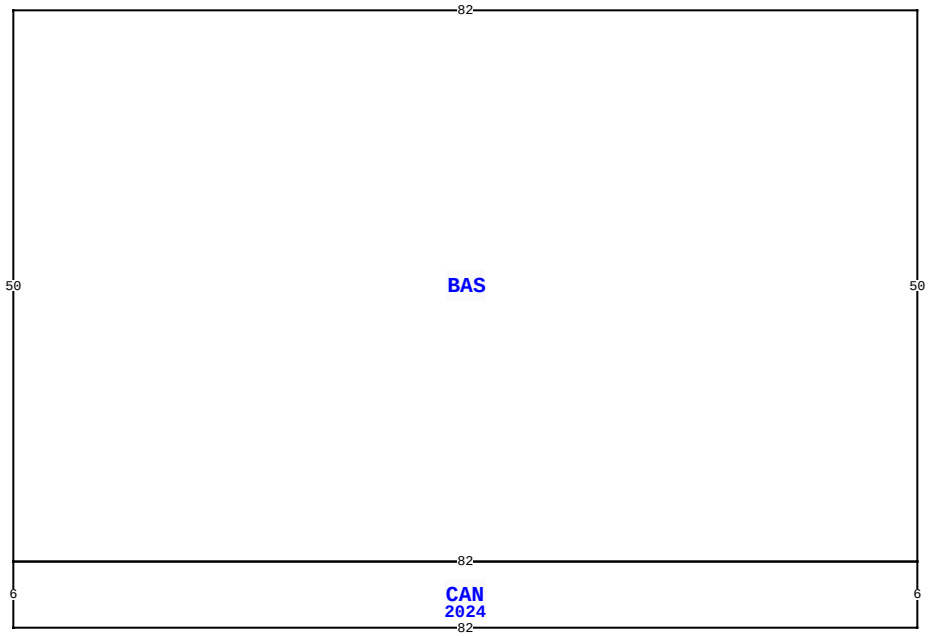
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		21 100
Frame	05	STEEL 100
Common Wall		21 100
Story Height		14 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,100	100		4,100	337,763
CAN	492	30	2024	148	12,192
TOTALS	4,592			4,248	349,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5100	04	4,248	117.1697	104.28	442,981	2006	2006	0	0	0	21.00	79.00

1 OFFC CONDO 0% - 0 Heated Area: 4100 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 MLU
INC DATE		AG DATE	

4196 W US HIGHWAY 90 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	349,955
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12
TOTAL MARKET VALUE	349,967
SOH/AGL Deduction	0
ASSESSED VALUE	349,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	349,967
TOTAL JUST VALUE	349,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	358,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046154	Electrical Servic	13,000	12/21/2022
16-0220	COMMERCIAL	0	03/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1302/0648	10/01/2015	WD	U	I	30	410,000

GRANTOR: PREMIERE PLAZA, LLC

GRANTEE: GRACE PEDIATRICS PL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-1,-10] W82 S50 E82 N50 $
CAN=[YR=2024;ORIG=-1,46] W82 N6 E82 S6 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1700	C	1STORY OFF	0		CI	82.00	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: 0.09 Total Land Value: 12 Market: 0 Agricultural: 0 Common: 12 PRINTED 11/17/2025 BY SYS