

LOTS 6 & 7 STONEGATE PARK S/D &
STONEGATE PARK S/D DESC AS FOLLO
LOT 5, RUN NE 175.41 FT, SW 53.2

NORTH FLORIDA PRIMARY CARE PLLC
697 NW COUNTRY LAKE DR
LAKE CITY, FL 32055

2026

34-3S-16-02465-106



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	70
Exterior Wall	15	CONC BLOCK	30
Roof Structure	10	STEEL FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		23	100
Frame	02	WOOD FRAME	100
Story Height		12	100
RMS		18	100
Stories	1.	1.	100
Units		N/A	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	1700 OFFICE BLD 1STY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.090 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,500	100	2024
CAN	870	30	2024
SFB	3,000	80	2024
TOTALS	8,370		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE MED	0%	- 2024									
Heated Area: 7500 HX Base Yr												
TOTALS	8,370		7,161	656,265								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			656,265
TOTAL MARKET OB/XF VALUE			37,174
TOTAL LAND VALUE - MARKET			156,435
TOTAL MARKET VALUE			849,874
SOH/AGL Deduction			0
ASSESSED VALUE			849,874
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			849,874
TOTAL JUST VALUE			849,874
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			827,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
44714	MEDICAL OFFICE		06/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/2394	5/28/2021	WD Q	Q	V	03	115,000
GRANTOR: SEVAN REAL ESTATE LLC						
GRANTEE: NORTH FLORIDA PRIMA						
1438/2389	5/28/2021	WD Q	Q	V	05	55,000
GRANTOR: LITTLE POND FARM LAND						
GRANTEE: NORTH FLORIDA PRIMA						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	1,250.00	UT	3.00	3.00	100	2024
2	0260	PAVEMENT-A	0	0	0	0	13,712.00	UT	2.00	2.00	100	2024
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2024

BUILDING NOTES			
4243 SW CAMBRIDGE GLN, LAKE CITY			

BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=90,-10] S50 W90 N50 E90 \$			
SFB=[YR=2024;ORIG=90,-10] E60 S50 W60 N50 \$			
CAN=[YR=2024;ORIG=150,40] S5 W30 S2 W30 N2 W30 S2 W30 N2 W30 N5 E150 \$			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.00	0.00	21,780.00	SF		1.00	1.00	1.00	3.50	3.50	76,230								
2	1000	C	VACANT COMME	0		CI	0.00	0.00	21,780.00	SF		1.00	1.00	1.00	3.50	3.50	76,230								
3	1000	C	VACANT COMME	0			0.00	0.00	3,785.36	SF		1.00	1.00	0.30	3.50	1.05	3,975								