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

2027

34-3S-16-02465-106

BUILDING CHARACTERISTICS

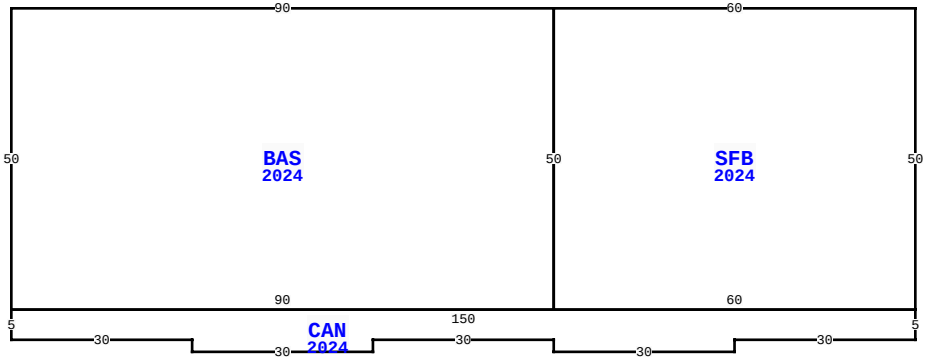
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,500	100	2024	4,500	412,399
CAN	870	30	2024	261	23,919
SFB	3,000	80	2024	2,400	219,946
TOTALS	8,370			7,161	656,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	7,161	118.6800	92.57	662,894	2023	2023	0	0	0	1.00	99.00

1 OFFICE MED 0% - 2024 Heated Area: 7500 HX Base Yr



4243 SW CAMBRIDGE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1,250.00	UT	3.00	3.00	100	2024	2023		100	3,750	
2	0260	PAVEMENT-A	0	0	0	0	13,712.00	UT	2.00	2.00	100	2024	2023		100	27,424	
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2024	2023		100	6,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	849,874

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	V	03	115,000
GRANTOR: SEVAN REAL ESTATE LLC						
GRANTEE: NORTH FLORIDA PRIMA						
1438/2389	5/28/2021	WD	Q	V	05	55,000
GRANTOR: LITTLE POND FARM LAND						
GRANTEE: NORTH FLORIDA PRIMA						

BUILDING NOTES

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 37,174

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	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							

REVIEW DATE 06/14/2023 BY JB Total Acres: 1.09 Total Land Value: 156,435 Market: 0 Agricultural: 0 Common: 156,435 PRINTED 11/16/2026 BY SYS