COMM 989.94 FT S OF NW COR OF NW
FOR POB, BEING ON S R/W US-90, R
US-90 313.83 FT, S 9 DEG W 143.6

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

2027

34-3S-16-02487-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0900	RES COMMON AREA	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0049	REMODEL	933	01/24/2020
14-0046	REMODEL	75	02/07/2014
275	REMODEL	75	04/18/2012
220	REMODEL	38	03/09/2012
2336	REMODEL	75	10/10/2011
3809	COMMERCIAL	2,100	07/13/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/707	6/24/2022	WD	U	I	11	100
GRANTOR: PREMIERE PLAZA LLC						
GRANTEE: GRACE PEDIATRICS PL						
1089/0265	6/07/2006	WD	Q	V	01	100
GRANTOR: JONATHAN L WARD JR						
GRANTEE: PREMIERE PLAZA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	1.00	UT	1.00	1.00	100	2021	2020		100	0	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1.00	1.00	100	2021	2020		100	0	
3	0253	LIGHTING	0	0	0	0	1.00	UT	1.00	1.00	100	2021	2020		100	0	

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	9602	C	COMMON AREAS	0					1.00	UT		1.00	1.00	1.00	0.00	0.00	0							

REVIEW DATE 03/18/2026 BY JB Total Acres: 0.00 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 11/16/2026 BY SYS