

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	50
Exterior Wall	25	MOD METAL	50
Roof Structure	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	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
BAS	4,100	100	
CAN	492	30	2024
TOTALS	4,592		
TOTALS		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
1	OFFC CONDO	0%	- 0		442,981	2006	2006	0	0	21.00	79.00
					Heated Area: 4100	HX Base Yr					
BLD DATE: 05/11/2026 MLU XF DATE: _____ INC DATE: _____											

COLUMBIA COUNTY PROPERTY			
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	13		
TOTAL MARKET VALUE	349,968		
SOH/AGL Deduction	0		
ASSESSED VALUE	349,968		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	349,968		
TOTAL JUST VALUE	349,968		
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 / V / I / RSN CD
1302/0648	10/01/2015	WD U	I 30
			SALE PRICE
			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 \$			

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
4196 W US HIGHWAY 90 , LAKE CITY																
TOTALS 0																

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	82.00	50.00	1.00	UT		1.00	1.00	1.00	13.00	13.00	13							