UNITS 5 & 6 PREMIERE PLAZA AS DE
CONDO 1301-1417.

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

2026

34-3S-16-02487-105

BUILDING CHARACTERISTICS

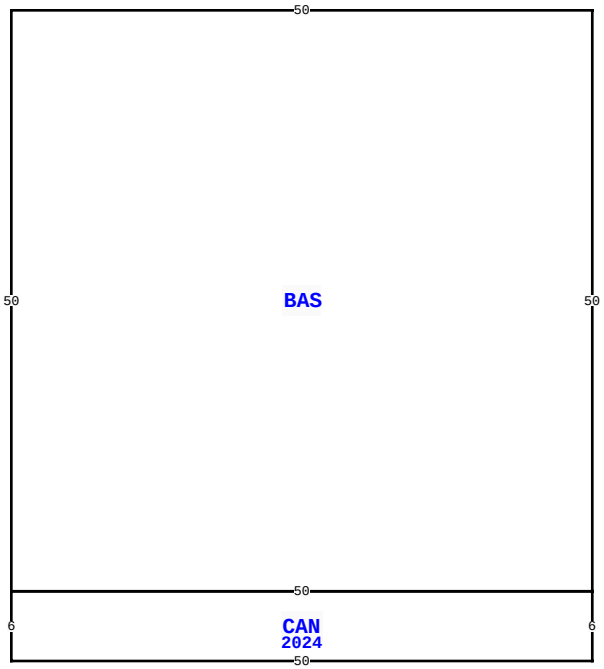
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	08	SHT VINYL 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		0 100
Frame	05	STEEL 100
Common Wall		21 100
Story Height		14 100
RMS		0 100
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	2,500	100		2,500	205,005
CAN	300	30	2024	90	7,380
TOTALS	2,800			2,590	212,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5100	04	2,590	116.6256	103.80	268,842	2006	2006	0	0	0	21.00	79.00

1 OFFC CONDO 0% - 0 Heated Area: 2500 HX Base Yr



BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	212,385
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13
TOTAL MARKET VALUE	212,398
SOH/AGL Deduction	0
ASSESSED VALUE	212,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	212,398
TOTAL JUST VALUE	212,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/2417	4/25/2018	WD	Q	I	01	250,000

GRANTOR: PREMIERE PLAZA LLC

GRANTEE: GRACE PEDIATRICS PL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-8,-9] W50 S50 E50 N50 $
CAN=[YR=2024;ORIG=-8,41] S6 W50 N6 E50 $
.

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	50.00	50.00	1.00	UT		1.00	1.00	1.00	13.00	13.00	13							

REVIEW DATE 03/18/2026 BY JB Total Acres: 0.06 Total Land Value: 13 Market: 0 Agricultural: 0 Common: 13 PRINTED 06/19/2026 BY SYS