LOTS 4, 5, 6 & 7 PLANTATION VILL
WD 1128-2128, WD 1291-232, WD 12

ODOM, MOSES & COMPANY LLP
4641 US HIGHWAY 90 W
LAKE CITY, FL 32055

**2026**

**34-3S-16-02461-506**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

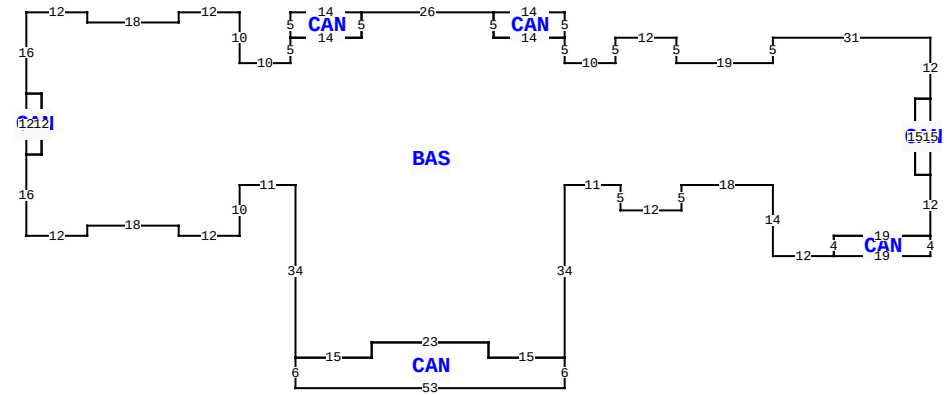
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 14 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 28 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 08 | 08 |
| DOR CODE | 1700 | OFFICE BLD 1STY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 34316.080 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 7,725 | 100 | | 7,725 | 695,704 |
| CAN | 36 | 30 | | 11 | 991 |
| CAN | 45 | 30 | | 14 | 1,260 |
| CAN | 70 | 30 | | 21 | 1,892 |
| CAN | 70 | 30 | | 21 | 1,892 |
| CAN | 76 | 30 | | 23 | 2,071 |
| CAN | 387 | 30 | | 116 | 10,447 |
| TOTALS | 8,409 | | | 7,931 | 714,257 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 7,931 | 132.2880 | 97.89 | 776,366 | 2015 | 2015 | 0 | 0 | 0 | 8.00 | 92.00 |

1 OFFICE LOW 0% - 0 Heated Area: 7725 HX Base Yr




4330 NW AMERICAN LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 714,257 |
| TOTAL MARKET OB/XF VALUE | 44,056 |
| TOTAL LAND VALUE - MARKET | 866,685 |
| TOTAL MARKET VALUE | 1,624,998 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,624,998 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,624,998 |
| TOTAL JUST VALUE | 1,624,998 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,632,761 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15-0111 | COMMERCIAL | 0 | 04/10/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1291/0232 | 3/13/2015 | WD | Q | V | 03 | 725,000 |
| GRANTOR: GATEWAY PRESCRIPTION | | | | | | |
| GRANTEE: ODOM, MOSES & COMPA | | | | | | |
| 1128/2128 | 8/20/2007 | WD | Q | V | | 900,000 |
| GRANTOR: ROBERT BUSCH | | | | | | |
| GRANTEE: GATEWAY PRESCRIPTIO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W31 S5 W19 N5 W12 S5 W10 N5 CAN= N5 W14 S5 E14$ W14 N5 W26 CAN= W14 S5 E14 N5$ S5 W14 S5 W10 N10 W12 S2 W18 N2 W12 S16 CAN= S12 E3 N12 W3$ E3 S12 W3 S16 E12 N2 E18 S2 E12 N10 E11 S34 CAN= S6 E53 N6 W15 N3 W23 S3 W15$ E15 N3 E23 S3 E15 N34 E11 S5 E12 N5 E18 S14 E12 CAN= E19 N4 W19 S4$ N4 E19 N12 CAN= N15 W3 S15 E3$ W3 N15 E3 N12$.

## 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 | 17,610.00 | UT | 1.60 | 1.60 | 100 | 2015 | 2015 | 3 | 100 | 28,176 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 3,000.00 | UT | 2.00 | 2.00 | 100 | 2015 | 2015 | 3 | 100 | 6,000 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 6.00 | UT | 1,500.00 | 1,500.00 | 100 | 2015 | 2015 | 3 | 100 | 9,000 | |
| 4 | 0164 | CONC BIN | 0 | 0 | 8 | 10 | 80.00 | UT | 11.00 | 11.00 | 100 | 2015 | 2015 | 3 | 100 | 880 | |

## LAND DESCRIPTION

TOTAL OB/XF 44,056

| 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 | 86,668.50 | SF | | 1.00 | 1.00 | 1.00 | 10.00 | 10.00 | 866,685 | | | | | | | |

REVIEW DATE 06/07/2023 BY KS Total Acres: 1.99 Total Land Value: 866,685 Market: 0 Agricultural: 0 Common: 866,685 PRINTED 11/17/2025 BY SYS