

LOT 9 PLANTATION VILLAGE S/D.
816-2412, 874-387, 877-1044, WD

NEUPROPERTY MANAGEMENT LLC
152 SW MAPLE PL
LAKE CITY, FL 32024

2026

34-3S-16-02461-509



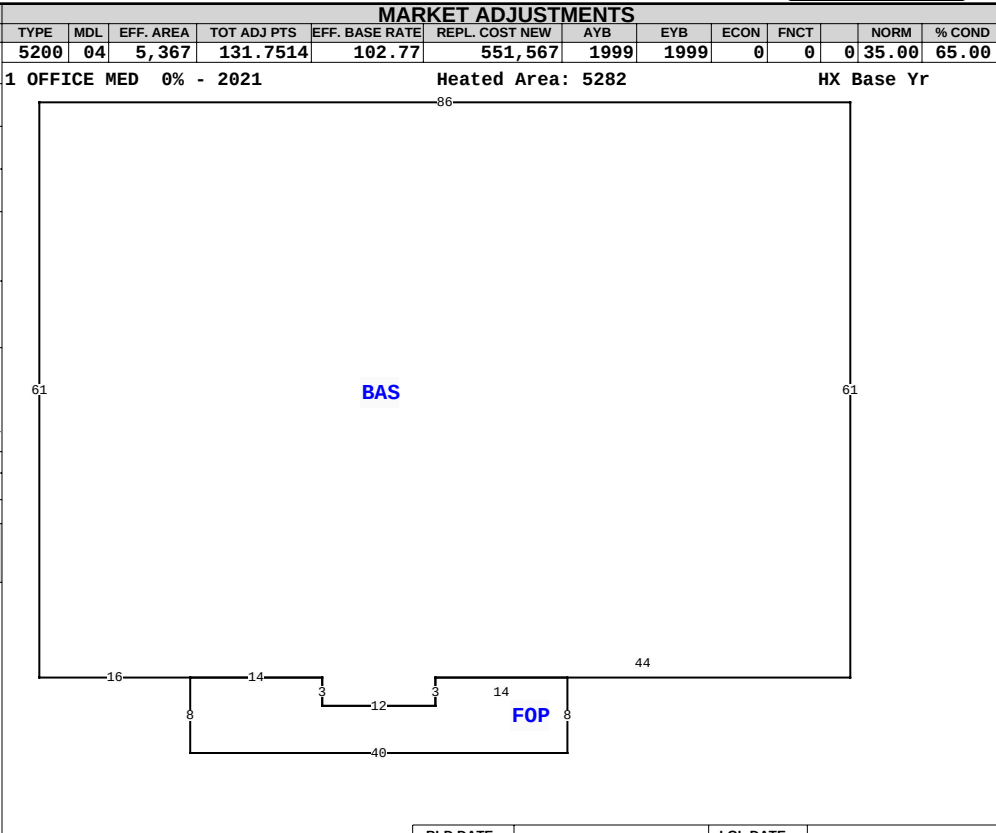
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		22 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		19 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	08 08
DOR CODE	1900
PROFESS SVC/BLD	
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	5,282	100		5,282	352,840
FOP	284	30		85	5,678
TOTALS	5,566			5,367	358,519

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	16,781.00	UT	1.50	1.50	
2	0258	PATIO	0	0	40	11	440.00	UT	3.00	3.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	1910	C	MEDIC OFF	0		CI	0.00	0.00	32,012.00	SF	



4241 NW AMERICAN LN, LAKE CITY				BLD DATE		LGL DATE				
				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
16,781.00	UT	1.50	1.50	100	1999	1999	3	100	25,172	
440.00	UT	3.00	3.00	100	2008	2008	3	100	1,320	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		358,519	
TOTAL MARKET OB/XF VALUE		26,492	
TOTAL LAND VALUE - MARKET		96,036	
TOTAL MARKET VALUE		481,047	
SOH/AGL Deduction		0	
ASSESSED VALUE		481,047	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		481,047	
TOTAL JUST VALUE		481,047	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		492,078	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1522	COMMERCIAL	1,929	04/20/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1421/0734	10/01/2020	WD Q	I	I	01
GRANTOR: DAVID G & CINDY L FAN					SALE PRICE
GRANTEE: NEUPROPERTY MANAGEM					525,000
1022/0112	6/28/2004	WD Q	I	I	01
GRANTOR: DAVID & CINDY L FANNE					100
GRANTEE: DAVID & CINDY FANNE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W86 S61 E16 FOP= S8 E40 N8 W14 S3 W12 N3 W14\$ E14 S3 E12 N3 E44 N61\$.											