

GONZALES CYNTHIA P
4251 NW AMERICAN LANE, SUITE 101
LAKE CITY, FL 32055

34-3S-16-02461-511

BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	16	WD FR STUC 100	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 50	
Interior Floor	14	CARPET 50	
Ceiling	02	F. NOT SUS 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		34 100	
Frame	02	WOOD FRAME 100	
Story Height		10 100	
RMS		24 100	
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 CAN	5,995 308	100 30		5,995 92	369,149 5,665

TOTALS	6,303			6,087	374,814
EXTRA FEATURES					

[illegible][illegible]

REVIEW DATE	06/07/2023	BY	JB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5200	04	6,087	125.3127	97.74	594,943	1998	1998	0	0	0	37.00 63.00

1 OFFICE MED 0% - 0

Heated Area: 5995

HX Base Yr

BAS

CAN

BLD DATE		LGL DATE	

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Total Acres: **0.75** Total Land Value: **98,010** Market: **0** Agricultural: **0**

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		374, 814	
TOTAL MARKET OB/XF VALUE		21, 519	
TOTAL LAND VALUE - MARKET		98, 010	
TOTAL MARKET VALUE		494, 343	
SOH/AGL Deduction		0	
ASSESSED VALUE		494, 343	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		494, 343	
TOTAL JUST VALUE		494, 343	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		506, 242	

SALE:1:1: .75 AC
LAND:1:1: 0.75 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	RER00F		12/21/2023
1214	COMMERCIAL	1, 250	04/17/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	R S	CD	SALE PRICE
0844/1296	8/25/1997	WD	Q	V			52,500
GRANTOR: CRAPPS & COLE							
GRANTEE: GONZALEZ							

	BUILDING NOTES

BUILDING DIMENSIONS												
BAS= W46 N27 W43 S82 E15 N1 E27 CAN= S14 E22 N14 W22\$ E34 S1 E13 N55\$.												

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REVIEW DATE 06/07/2023 BY JB Total Acres: 0.75 Total Land Value: 98,010 Market: 0 Agricultural: 0 Common: 98,010 PRINTED 11/17/2025 BY SYS