THE WEST 103 FT OF LOT 12 & ALL
PLANTATION VILLAGE S/D.

TERRELL FAMILY PARTNERS, INC
426 SW COMMERCE DR, STE 105
LAKE CITY, FL 32055

2026

34-3S-16-02461-512

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

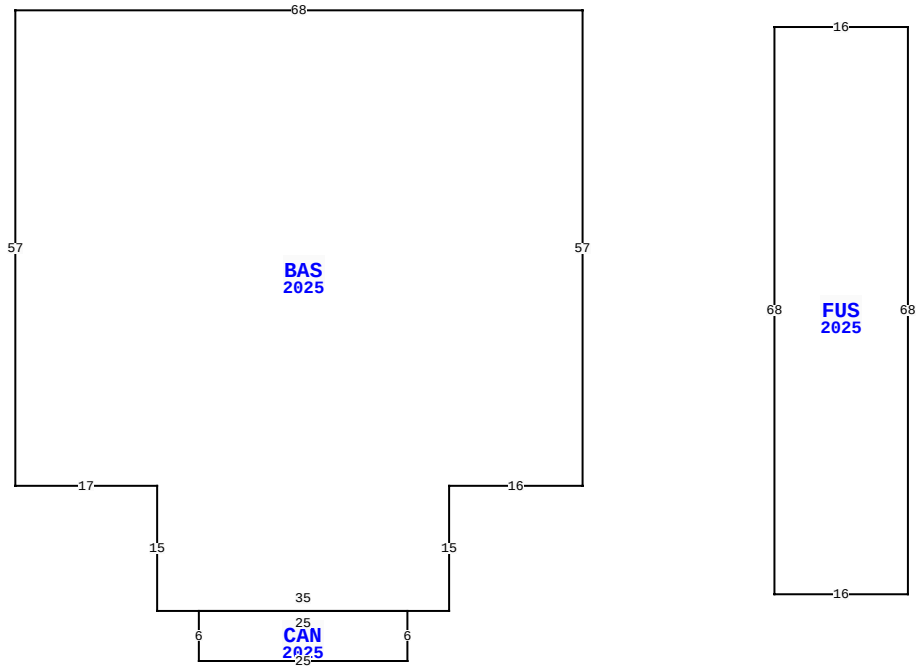
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		26 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		19 100
Stories	1.5	1.5 100
Units		N/A 100
Condition Adj	03	03 100
Quality	07	07
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	4,401	100	2025	4,401	473,518
CAN	150	30	2025	45	4,842
FUS	1,088	100	2025	1,088	117,062
TOTALS	5,639			5,534	595,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	5,534	139.3315	108.68	601,435	2024	2024	0	0	0	1.00	99.00

1 OFFICE MED 0% - 2025 Heated Area: 5489 HX Base Yr



4289 NW AMERICAN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	595,421
TOTAL MARKET OB/XF VALUE	25,620
TOTAL LAND VALUE - MARKET	72,438
TOTAL MARKET VALUE	693,479
SOH/AGL Deduction	0
ASSESSED VALUE	693,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	693,479
TOTAL JUST VALUE	693,479
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	693,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047187	New Commercial Co	825,000	05/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2349	8/28/2024	WD	U	I	30	1,098,300
GRANTOR: TERREL DAVID C JR APR						
GRANTEE: TERRELL FAMILY PART						
1458/1378	2/03/2022	WD	Q	V	01	66,000
GRANTOR: A TO Z ENTERPRISES LL						
GRANTEE: TERREL DAVID C JR A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=21,32] N57 E68 S57 W16 S15 W35 N15 W17 $
CAN=[YR=2025;ORIG=68,47] S6 W25 N6 E25 $
FUS=[YR=2025;ORIG=112,-23] E16 S68 W16 N68 $
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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	0166	CONC,PAVMT	0	0	0	0	740.00	UT	3.00	3.00	100	2025	2024		100	2,220	
2	0260	PAVEMENT-A	0	0	0	0	11,700.00	UT	2.00	2.00	100	2025	2024		100	23,400	

LAND DESCRIPTION

TOTAL OB/XF 25,620

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	1910	C	MEDIC OFF	0		CI	0.00	0.00	60,365.00	SF		1.00	1.00	0.40	3.00	1.20	72,438							

REVIEW DATE 03/05/2025 BY Thomas Total Acres: 1.39 Total Land Value: 72,438 Market: 0 Agricultural: 0 Common: 72,438 PRINTED 11/17/2025 BY SYS