LOT 14 PLANTATION VILLAGE S/D.
816-2412, 906-517, QC 1126-521,

FIRST COAST INVESTMENT CORP
677 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

2026

34-3S-16-02461-514

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

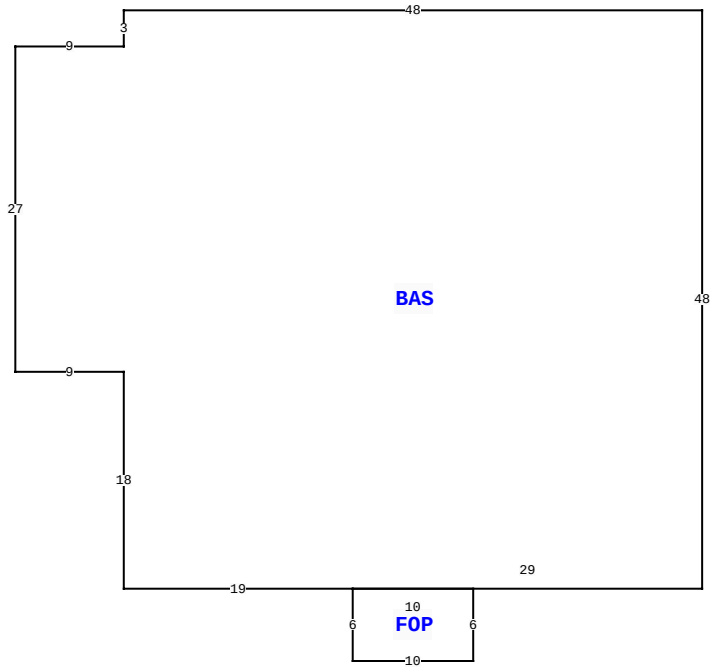
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
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	2,547	100		2,547	179,029
FOP	60	30		18	1,265
TOTALS	2,607			2,565	180,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	2,565	126.9216	99.00	253,935	2002	2002	0	0	0	29.00	71.00

1 OFFICE MED 0% - 0 Heated Area: 2547 HX Base Yr



4355 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	180,294
TOTAL MARKET OB/XF VALUE	9,040
TOTAL LAND VALUE - MARKET	36,452
TOTAL MARKET VALUE	225,786
SOH/AGL Deduction	0
ASSESSED VALUE	225,786
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,786
TOTAL JUST VALUE	225,786
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,865

LAND:1:1: 0.46 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2224	COMMERCIAL	824	10/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1548/2674	8/26/2025	WD	U	I	11	100
GRANTOR: SLAY MARVIN H						
GRANTEE: FIRST COAST INVESTM						
1344/0838	9/13/2017	WD	Q	I	01	249,900
GRANTOR: AMZEN LLC						
GRANTEE: MARVIN H & MARY T S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S3 W9 S27 E9 S18 E19 FOP= S6 E10 N6 W10$ E29 N48$.

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	10	6	60.00	UT	2.00	2.00	100	2002	2002	3	100	120	
2	0260	PAVEMENT-A	0	0	60	120	7,200.00	UT	1.10	1.10	100	2002	2002	3	100	7,920	
3	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 9,040

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	20,251.00	SF		1.00	1.00	0.60	3.00	1.80	36,452							

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.46 Total Land Value: 36,452 Market: 0 Agricultural: 0 Common: 36,452 PRINTED 11/17/2025 BY SYS