LOT 17 PLANTATION VILLAGE S/D.
816-2412, WD 983-449. WD 1192-79

AGRIDALE LLC
222 SW 131 ST
NEWBERRY, FL 32669

2026

34-3S-16-02461-517

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

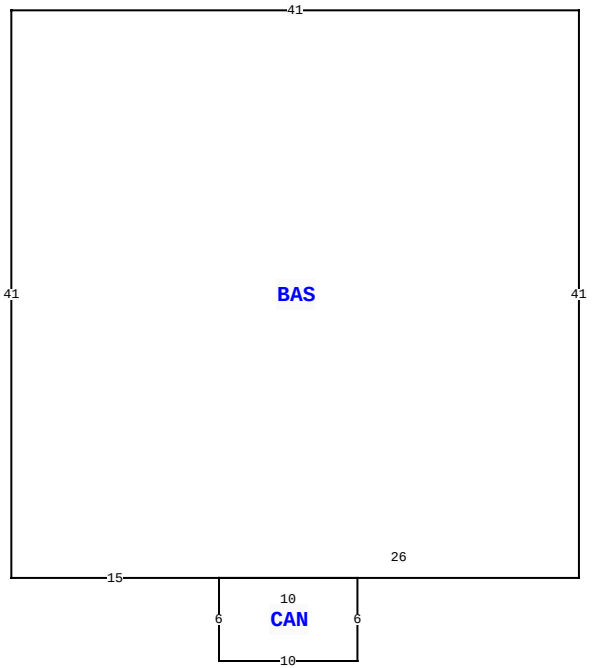
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
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	1,681	100		1,681	117,927
CAN	60	30		18	1,263
TOTALS	1,741			1,699	119,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	1,699	123.2028	96.10	163,274	2003	2003	0	0	0	27.00	73.00

1 OFFICE MED 0% - 0 Heated Area: 1681 HX Base Yr



4447 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	119,190
TOTAL MARKET OB/XF VALUE	6,146
TOTAL LAND VALUE - MARKET	66,152
TOTAL MARKET VALUE	191,488
SOH/AGL Deduction	0
ASSESSED VALUE	191,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	191,488
TOTAL JUST VALUE	191,488
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1698	ADDN COMM	293	04/13/2010
2679	COMMERCIAL	360	06/30/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1192/0079	3/29/2010	WD	U	I	30	305,000
GRANTOR: JULIAN D & CONNIE M E						
GRANTEE: AGRIDALE LLC						
0983/0449	5/12/2003	WD	Q	V		85,000
GRANTOR: D CRAPPS, R COLE PLA						
GRANTEE: JULIAN D & CONNIE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S41 E15 CAN= S6 E10 N6 W10$ E26 N41$.

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	477.00	UT	2.00	2.00	100	2003	2003	3	100	954	
2	0260	PAVEMENT-A	0	0	0	0	4,720.00	UT	1.10	1.10	100	2003	2003	3	100	5,192	

LAND DESCRIPTION

TOTAL OB/XF 6,146

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		CG	0.00	0.00	20,046.00	SF		1.00	1.00	1.10	3.00	3.30	66,152							

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.46 Total Land Value: 66,152 Market: 0 Agricultural: 0 Common: 66,152 PRINTED 11/18/2025 BY SYS