

LAKE CITY MEDIPLEX LLC
162 NW BIRDIE PL
LAKE CITY, FL 32025

34-3S-16-02463-102



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION SUMMARY									
Exterior Wall 17 MSNRY STUC 100										4900 04 19,929 108.1575 80.04 1,595,117 1997 1997 0 0 0 40.00 60.00										VALUATION BY STANDARD									
Roof Structur 04 WOOD TRUSS 100										1 OFFICE LOW 0% - 0 Heated Area: 24443 HX Base Yr										Tax Group: 1 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 1,456,726									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 143,141									
Interior Floo 15 HARDTILE 60																				TOTAL LAND VALUE - MARKET 294,500									
Interior Floo 14 CARPET 40																				TOTAL MARKET VALUE 1,894,367									
Ceiling 01 FIN.SUSPD 100																				SOH/AGL Deduction 0									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 1,894,367									
Heating Type 03 FORCED AIR 100																				TOTAL EXEMPTION VALUE 0									
Fixtures 63 100																				BASE TAXABLE VALUE 1,894,367									
Frame 03 MASONRY 100																				TOTAL JUST VALUE 1,894,367									
Story Height 12 100																				NCON VALUE 0									
RMS 56 100																				INCOME VALUE									
Stories 1.5 1.5 100																				PREVIOUS YEAR MKT VALUE 1,963,957									
Units 0 100																													
Condition Adj 03 03 100																													
Quality 06 06																													
DOR CODE 1900										PROFESS SVC/BLD																			
MAP NUM										MKT AREA 06																			
NEIGHBORHOOD/LOC 34316.040 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 17,372 100 17,372 834,273																													
CAN 28 30 8 384																													
CAN 28 30 8 384																													
CAN 60 30 18 865																													
CAN 76 30 23 1,105																													
CAN 1,261 30 378 18,153																													
FHS 392 30 118 5,667																													
FHS 392 30 118 5,667																													
FHS 6,287 30 1,886 90,573																													
TOTALS 25,896 19,929 957,070																													
EXTRA FEATURES										3593 NW DEVANE ST, LAKE CITY																			
L N 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 0260 PAVEMENT - A 0 0 0 0 120,918.00 UT 0.45 0.45 100 1997 1997 3 100 54,413																													
2 0253 LIGHTING 0 0 0 0 17.00 UT 1,000.00 1,000.00 100 1997 1997 3 100 17,000																													
3 0164 CONC BIN 0 0 0 10 12 120.00 UT 7.50 7.50 100 1997 1997 3 100 900																													
4 0295 SPKLR SYS 0 0 0 0 31,436.00 UT 1.25 1.25 100 1997 1997 3 100 39,295																													
5 0166 CONC, PAVMT 0 0 0 0 9,843.00 UT 2.00 2.00 100 1997 1997 3 100 19,686																													
6 0166 CONC, PAVMT 0 0 0 0 1,228.00 UT 1.50 1.50 100 1999 1999 3 100 1,842																													
7 0166 CONC, PAVMT 0 0 0 0 83.00 UT 15.00 15.00 100 2001 2001 3 100 1,245																													
8 0166 CONC, PAVMT 0 0 0 0 4,280.00 UT 2.00 2.00 100 2004 2004 3 100 8,560																													
9 0140 CLFENCE 6 0 0 0 1.00 UT 0.00 0.00 100 2014 2014 3 100 200																													
LAND DESCRIPTION										TOTAL OB/XF 143,141																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 *CG 0.00 0.00 7.70 AC 1.00 1.00 0.70 50,000.00 35,000.00 269,500																													
2 1910 C MEDIC OFF 0 0.00 0.00 2.00 AC 1.00 1.00 0.25 50,000.00 12,500.00 25,000																													
REVIEW DATE 04/19/2024 BY TP										Total Acres: 9.70 Total Land Value: 294,500 Market: 0 Agricultural: 0 Common: 294,500										PRINTED 11/17/2025 BY SYS									

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