BEG SW COR LOT 5 PLANTATION
VILLAGE S/D, RUN N 26 DEG E
160.5 FT, NW 19.76 FT, NW

FIRST FEDERAL SAVINGS BANK OF FLORIDA
PO DRAWER 2029
LAKE CITY, FL 32056

2027

34-3S-16-02461-008

BUILDING CHARACTERISTICS

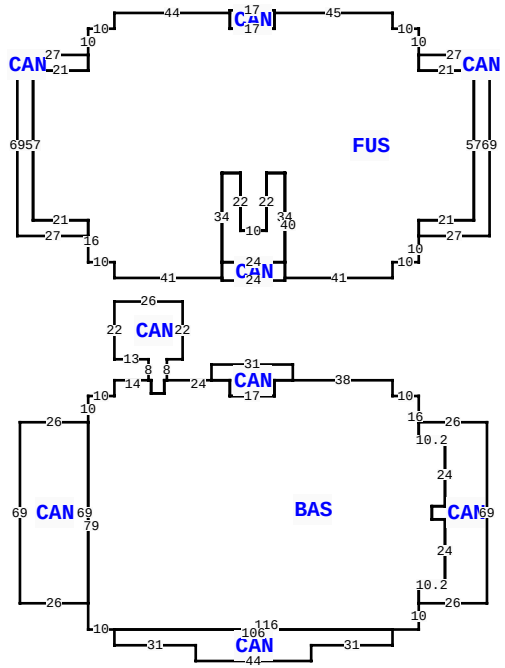
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		41 100
Frame	06	FIREPROOF 100
Story Height		10 100
RMS		55 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,248	100		12,248	918,960
CAN	119	30		36	2,701
CAN	168	30		50	3,751
CAN	288	30		86	6,452
CAN	653	30		196	14,706
CAN	666	30		200	15,006
CAN	666	30		200	15,006
CAN	900	30		270	20,258
CAN	1,269	30		381	28,586
CAN	1,794	30		538	40,366
TOTALS	33,405			28,839	2,163,773

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7700	04	28,839	128.4780	102.78	2,964,072	2003	2003	0	0	0	27.00	73.00

1 EXCEP OFFC 0% - 0 Heated Area: 26882 HX Base Yr



** This building has 11 Sub-Areas

4424 NW AMERICAN LN, LAKE CITY

BLD DATE	06/29/2006 CP	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,082,752
TOTAL MARKET OB/XF VALUE	163,468
TOTAL LAND VALUE - MARKET	1,640,420
TOTAL MARKET VALUE	4,886,640
SOH/AGL Deduction	0
ASSESSED VALUE	4,886,640
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,886,640
TOTAL JUST VALUE	4,886,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,886,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6	ADDN COMM	50	01/18/2007
3611	ADDN COMM	1,110	02/28/2006
3285	COMMERCIAL	5,097	07/05/2005
2366	COMMERCIAL	11,872	05/17/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0920/0582	2/06/2001	WD	Q	V		525,000

GRANTOR: CRAPPS & COLE AS TRUS

GRANTEE: FIRST FEDERAL SAVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N6 W38 CAN= N6 W31 S6 E7 S6 E17 N6 E7$ W7 S6 W17 N6 W24 CAN= N8 E6 N22 W26 S22 E13 S8 E1 S5 E5 N5 E1$ W1 S5 W5 N5 W14 S6 W10 S10 CAN= W26 S69 E26 N69$ S79 E10 CAN= S6 E31 S6 E44 N6 E31 N6 W106$ E116 N10 CAN= E26 N69 W26 S6 R10 D2 S24 W5 S5 E5 S24 D2 L10 S6$ N6 R10 U2 N24 W5 N5 E5 N24 U2 L10 N16$ PTR= N130 FUS= N10 W10 N6 W45 CAN= N1 W17 S7 E17 N6$ S6 W17 N6 W44 S6 W10 S10 CAN= W27 S69 E27 N6 W21 N57 E21 N6$ S6 W21 S57 E21 S16 E10 S6 E41 CAN= S1 E24 N7 W24 S6$ N6 E24 N34 W7 S22 W10 N22 W7 S34 N34 E7 S22 E10 N22 E7 S40 E41 N6 E10 N10 CAN= E27 N69 W27 S6 E21 S57 W21 S6$ N6 E21 N57 W21 N6$ S130$.

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	0260	PAVEMENT-A	0	0	0	0	68,817.00	UT	0.99	0.99	100	2003	2003	3	100	68,129	
2	0168	PNEUMATIC	0	0	0	0	2.00	UT	10,000.00	10,000.00	100	2003	2003	3	100	20,000	
3	0332	VAULT DOOR	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	15,000	
4	0166	CONC,PAVMT	0	0	0	0	6,751.00	UT	1.80	1.80	100	2003	2003	3	100	12,152	
5	0164	CONC BIN	0	0	54	11	594.00	UT	8.50	8.50	100	2003	2003	3	100	5,049	
6	0253	LIGHTING	0	0	0	0	16.00	UT	1,000.00	1,000.00	100	2003	2003	3	100	16,000	
7	0166	CONC,PAVMT	0	0	0	0	300.00	UT	2.50	2.50	100	2006	2006	3	100	750	
8	0260	PAVEMENT-A	0	0	0	0	12,880.00	UT	1.35	1.35	100	2006	2006	3	100	17,388	
9	0253	LIGHTING	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2006	2006	3	100	9,000	

LAND DESCRIPTION

TOTAL OB/XF 163,468

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	2300	C	FINANCIAL	0			0.00	0.00	165,699.00	SF		1.00	1.00	0.90	11.00	9.90	1,640,420							

REVIEW DATE 03/18/2026 BY ME Total Acres: 3.80 Total Land Value: 1,640,420 Market: 0 Agricultural: 0 Common: 1,640,420 PRINTED 11/16/2026 BY SYS

BEG SW COR LOT 5 PLANTATION
VILLAGE S/D, RUN N 26 DEG E
160.5 FT, NW 19.76 FT, NW

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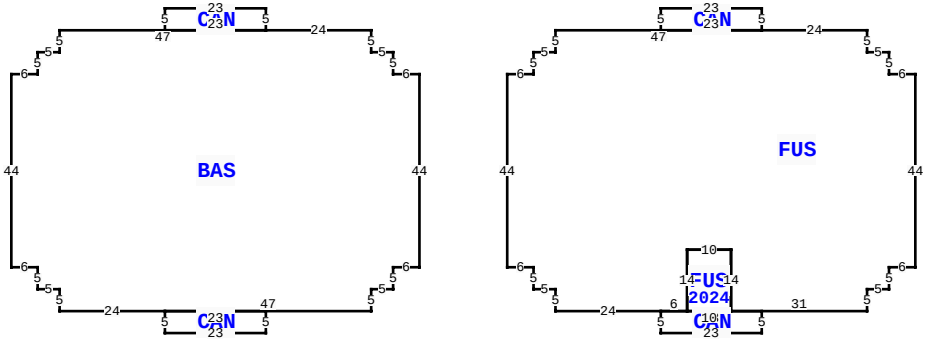
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	06	FIREPROOF 100
Story Height		10 100
RMS		22 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,612	100		5,612	453,989
CAN	115	30		34	2,751
CAN	115	30		34	2,751
CAN	115	30		34	2,751
CAN	115	30		34	2,751
FUS	5,472	100		5,472	442,663
FUS	140	100	2024	140	11,325
TOTALS	11,684			11,360	918,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7700	04	11,360	128.0047	102.40	1,163,264	2006	2006	0	0	0	21.00	79.00

2 EXCEP OFFC 0% - 0 Heated Area: 11224 HX Base Yr



4424 NW AMERICAN LN, LAKE CITY

BLD DATE	06/29/2006 CP	LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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COLUMBIA COUNTY PROPERTY

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TOTAL JUST VALUE	4,886,640
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,886,640

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BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W6 N5 W5 N5 W24 W47 S5 W5 S5 W6 S44 E6 S5 E5 S5 E24 E47 N5 E5 N5 E6 N44 $
FUS=[ORIG=20,0] S44 E6 S5 E5 S5 E24 E6 N14 E10 S14 E31 N5 E5 N5 E6 N44 W6 N5 W5 N5 W24 W47 S5 W5 S5 W6 $
CAN=[ORIG=-35,-10] N5 W23 S5 E23 $
CAN=[ORIG=-58,54] S5 E23 N5 W23 $
CAN=[ORIG=55,54] S5 E23 N5 W23 $
CAN=[ORIG=78,-10] N5 W23 S5 E23 $
PTR=[ORIG=0,0] E20 W20 $
FUS=[YR=2024;ORIG=61,54] N14 E10 S14 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/18/2026 BY ME Total Acres: 3.80 Total Land Value: 1,640,420 Market: 0 Agricultural: 0 Common: 1,640,420 PRINTED 11/16/2026 BY SYS