LOT 1 PLANTATION VILLAGE S/D.
816-2412, 906-171, 938-597, WD 1

RED BRICK PROPERTIES OF LAKE CITY INC
136 INLETS BOULEVARD
NOKOMIS, FL 34275

2026

34-3S-16-02461-501

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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		22 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	08	08

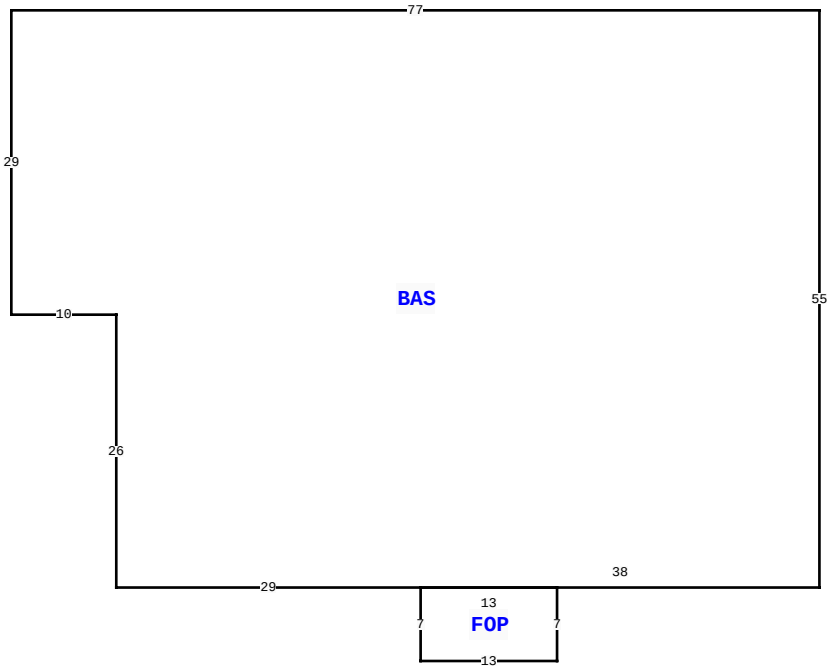
DOR CODE	1900	PROFESS SVC/BLD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.080	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,975	100		3,975	296,167
FOP	91	30		27	2,011
TOTALS	4,066			4,002	298,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	4,002	134.5427	104.94	419,970	2002	2002	0	0	0	29.00	71.00

1 OFFICE MED 0% - 0 Heated Area: 3975 HX Base Yr



BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

4551 W US HIGHWAY 90 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	298,179
TOTAL MARKET OB/XF VALUE	18,904
TOTAL LAND VALUE - MARKET	234,586
TOTAL MARKET VALUE	551,669
SOH/AGL Deduction	0
ASSESSED VALUE	551,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	551,669
TOTAL JUST VALUE	551,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	538,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2234	COMMERCIAL	1,270	10/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1115/0573	3/30/2007	WD	Q	I	03	186,300
GRANTOR: BERG MACARIAN & KAREN						
GRANTEE: RED BRICK PROPERTIE						
0938/0597	10/18/2001	WD	Q	V	06	0
GRANTOR: BERGE MACARIAN & KARE						
GRANTEE: BERGE MACARIAN & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W77 S29 E10 S26 E29 FOP= S7 E13 N7 W13$ E38 N55 $.

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	9,452.00	UT	2.00	2.00	100	2002	2002	3	100	18,904	

LAND DESCRIPTION

TOTAL OB/XF 18,904

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	21,326.00	SF		1.00	1.00	1.00	11.00	11.00	234,586							

REVIEW DATE 06/07/2023 BY KS Total Acres: 0.49 Total Land Value: 234,586 Market: 0 Agricultural: 0 Common: 234,586 PRINTED 06/19/2026 BY SYS