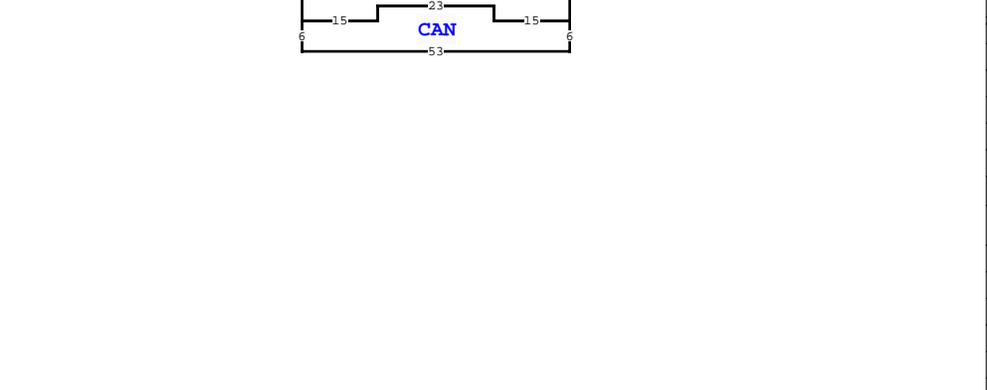


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		28 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 2026									Heated Area: 7725 HX Base Yr	



Quality	08	08			
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	7,725	100		7,725	714,538
CAN	36	30		11	1,018
CAN	45	30		14	1,295
CAN	70	30		21	1,942
CAN	70	30		21	1,942
CAN	76	30		23	2,127
CAN	387	30		116	10,730
TOTALS	8,409			7,931	733,592

4330 NW AMERICAN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	17,610.00	UT	1.60	1.60	100	2015	2015	3	100	28,176	
2	0166	CONC,PAVMT	0	0	0	0	3,000.00	UT	2.00	2.00	100	2015	2015	3	100	6,000	
3	0253	LIGHTING	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2015	2015	3	100	9,000	
4	0164	CONC BIN	0	0	8	10	80.00	UT	11.00	11.00	100	2015	2015	3	100	880	

TOTAL OB/XF 44,056

LAND DESCRIPTION																								
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	1700	C	1STORY OFF	0		CI	0.00	0.00	86,668.50	SF		1.00	1.00	1.00	10.00	10.00	866,685							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			733,592
TOTAL MARKET OB/XF VALUE			44,056
TOTAL LAND VALUE - MARKET			866,685
TOTAL MARKET VALUE			1,644,333
SOH/AGL Deduction			0
ASSESSED VALUE			1,644,333
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,644,333
TOTAL JUST VALUE			1,644,333
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,632,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0111	COMMERCIAL	0	04/10/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1556/1826	12/08/2025	WD	U	I	11	100	
GRANTOR: ODOM, MOSES & COMPANY							
GRANTEE: 4641 PROPERTIES, LL							
1291/0232	3/13/2015	WD	Q	V	03	725,000	
GRANTOR: GATEWAY PRESCRIPTION							
GRANTEE: ODOM, MOSES & COMPA							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W31 S5 W19 N5 W12 S5 W10 N5 CAN= N5 W14 S5 E14\$ W14 N5 W26 CAN= W14 S5 E14 N5\$ S5 W14 S5 W10 N10 W12 S2 W18 N2 W12 S16 CAN= S12 E3 N12 W3\$ E3 S12 W3 S16 E12 N2 E18 S2 E12 N10 E11 S34 CAN= S6 E53 N6 W15 N3 W23 S3 W15\$ E15 N3 E23 S3 E15 N34 E11 S5 E12 N5 E18 S14 E12 CAN= E19 N4 W19 S4\$ N4 E19 N12 CAN= N15 W3 S15 E3\$ W3 N15 E3 N12\$.													