LOTS 4, 5, 6 & 7 PLANTATION VILL
WD 1128-2128, WD 1291-232, WD 12

4641 PROPERTIES, LLC
4641 US HIGHWAY 90 W
LAKE CITY, FL 32055

2027

34-3S-16-02461-506

BUILDING CHARACTERISTICS

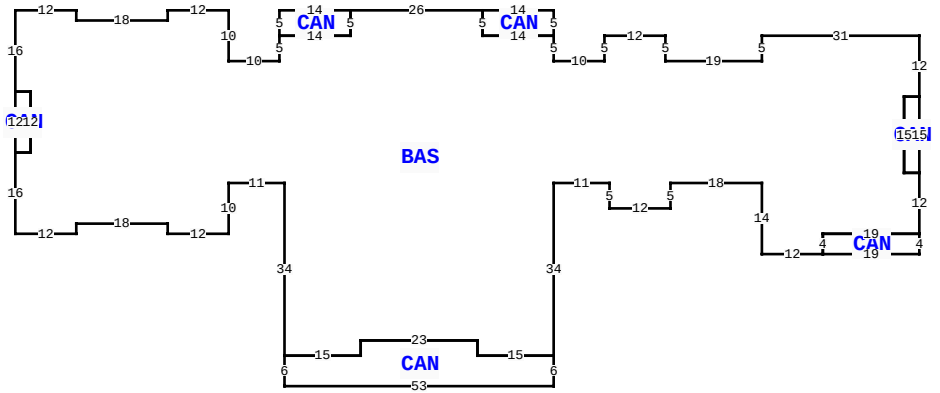
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		14 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		28 100
Stories	1.	1. 100
Units		0 100
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	7,725	100		7,725	627,690
CAN	36	30		11	894
CAN	45	30		14	1,137
CAN	70	30		21	1,707
CAN	70	30		21	1,707
CAN	76	30		23	1,869
CAN	387	30		116	9,425
TOTALS	8,409			7,931	644,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	7,931	119.3520	88.32	700,466	2015	2015	0	0	0	8.00	92.00

1 OFFICE LOW 0% - 2026 Heated Area: 7725 HX Base Yr



4330 NW AMERICAN LN, LAKE CITY

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

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	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	
5	0166	CONC,PAVMT	0	0	0	0	1,050.00	UT	4.00	4.00	100	2027	2026		100	4,200	
6	0260	PAVEMENT-A	0	0	0	0	5,568.00	UT	2.00	2.00	100	2027	2026		100	11,136	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	977,596
TOTAL MARKET OB/XF VALUE	59,392
TOTAL LAND VALUE - MARKET	953,354
TOTAL MARKET VALUE	1,990,342
SOH/AGL Deduction	0
ASSESSED VALUE	1,990,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,990,342
TOTAL JUST VALUE	1,990,342
NCON VALUE	348,503
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,711,667

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$.

LAND DESCRIPTION

TOTAL OB/XF 59,392

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		CI	0.00	0.00	86,668.50	SF		1.00	1.00	1.00	11.00	11.00	953,354							

REVIEW DATE 03/18/2026 BY JB Total Acres: 1.99 Total Land Value: 953,354 Market: 0 Agricultural: 0 Common: 953,354 PRINTED 11/16/2026 BY SYS

LOTS 4, 5, 6 & 7 PLANTATION VILL
WD 1128-2128, WD 1291-232, WD 12

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4641 US HIGHWAY 90 W
LAKE CITY, FL 32055

2027

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BUILDING CHARACTERISTICS

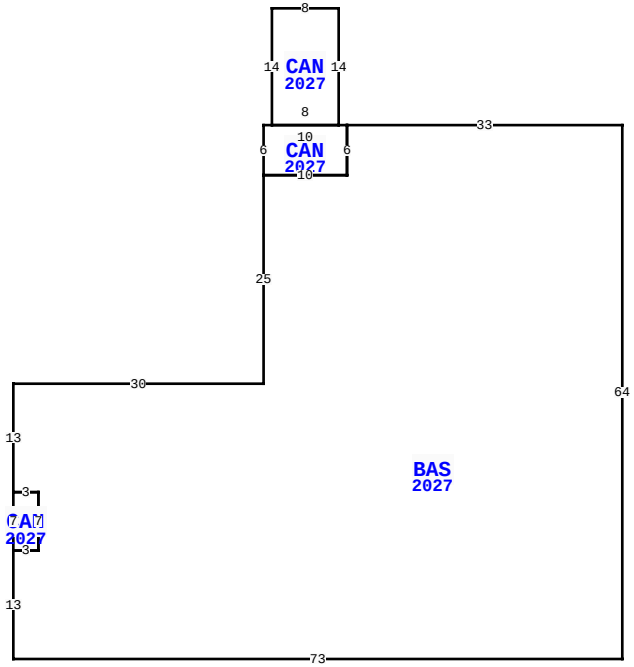
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Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		15 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,661	100	2027	3,661	327,971
CAN	21	30	2027	6	538
CAN	60	30	2027	18	1,613
CAN	112	30	2027	34	3,046
TOTALS	3,854			3,719	333,167

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,719	122.2898	90.49	336,532	2026	2026	0	0	0	1.00	99.00

2 OFFICE LOW 0% - 2027 Heated Area: 3661 HX Base Yr



4330 NW AMERICAN LN, LAKE CITY

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EXTRA FEATURES

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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

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COLUMBIA COUNTY PROPERTY

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GRANTOR: GATEWAY PRESCRIPTION						
GRANTEE: ODOM, MOSES & COMPA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=10,30] N13 E3 N7 W3 N13 E30 N25 E10 N6 E33 S64 W73 $
CAN=[YR=2027;ORIG=10,10] E3 S7 W3 N7 $
CAN=[YR=2027;ORIG=50,-34] W10 S6 E10 N6 $
CAN=[YR=2027;ORIG=49,-34] N14 W8 S14 E8 $
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