LOT 9 PLANTATION VILLAGE S/D.
816-2412, 874-387, 877-1044, WD

NEUPROPERTY MANAGEMENT LLC
152 SW MAPLE PL
LAKE CITY, FL 32024

2026

34-3S-16-02461-509

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	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
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		19 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	08	08

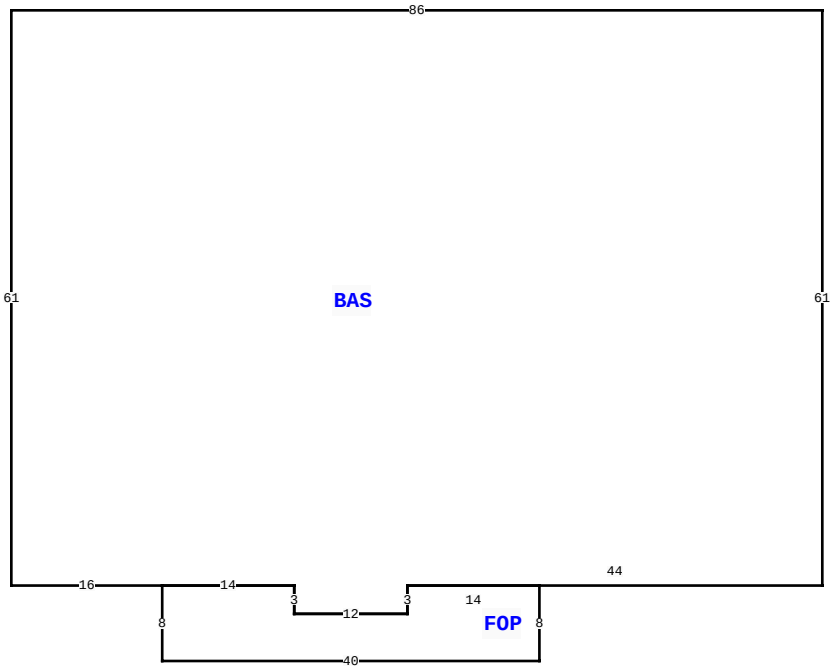
DOR CODE	1900	PROFESS SVC/BLD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.080	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,282	100		5,282	352,840
FOP	284	30		85	5,678
TOTALS	5,566			5,367	358,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	5,367	131.7514	102.77	551,567	1999	1999	0	0	0	35.00	65.00

1 OFFICE MED 0% - 2021 Heated Area: 5282 HX Base Yr



4241 NW AMERICAN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	0	0	16,781.00	UT	1.50	1.50	100	1999	1999	3	100	25,172	
2	0258	PATIO	0	0	40	11	440.00	UT	3.00	3.00	100	2008	2008	3	100	1,320	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	358,519
TOTAL MARKET OB/XF VALUE	26,492
TOTAL LAND VALUE - MARKET	112,042
TOTAL MARKET VALUE	497,053
SOH/AGL Deduction	0
ASSESSED VALUE	497,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	497,053
TOTAL JUST VALUE	497,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	492,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1522	COMMERCIAL	1,929	04/20/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/0734	10/01/2020	WD	Q	I	01	525,000
GRANTOR: DAVID G & CINDY L FAN						
GRANTEE: NEUPROPERTY MANAGEM						
1022/0112	6/28/2004	WD	Q	I	01	100
GRANTOR: DAVID & CINDY L FANNE						
GRANTEE: DAVID & CINDY FANNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W86 S61 E16 FOP= S8 E40 N8 W14 S3 W12 N3 W14$ E14 S3 E12 N3 E44 N61$.

LAND DESCRIPTION

TOTAL OB/XF 26,492

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	32,012.00	SF		1.00	1.00	1.00	3.50	3.50	112,042							

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.73 Total Land Value: 112,042 Market: 0 Agricultural: 0 Common: 112,042 PRINTED 06/19/2026 BY SYS