LOT 10 PLANTATION VILLAGE S/D.
816-2412, 844-1298, WD 1115-2277

BLACK WC VETURES LLC
7552 ESTUARY LAKE LP
KISSIMMEE, FL 34747

2027

34-3S-16-02461-510

BUILDING CHARACTERISTICS

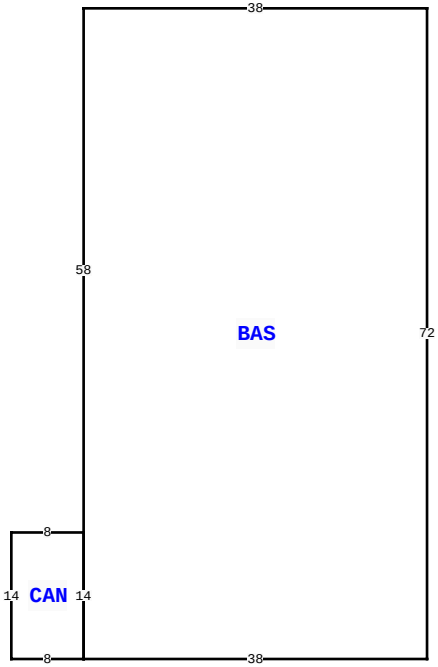
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		11 100
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	2,736	100		2,736	169,851
CAN	112	30		34	2,111
TOTALS	2,848			2,770	171,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	2,770	126.3309	98.54	272,956	1998	1998	0	0	0	37.00	63.00

1 OFFICE MED 0% - 0 Heated Area: 2736 HX Base Yr



4225 NW AMERICAN LN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	576.00	UT	1.50	1.50	100	1998	1998	3	100	864	
2	0260	PAVEMENT-A	0	0	0	0	16,092.00	UT	0.90	0.90	100	1998	1998	3	100	14,483	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	274,472
TOTAL MARKET OB/XF VALUE	17,347
TOTAL LAND VALUE - MARKET	114,345
TOTAL MARKET VALUE	406,164
SOH/AGL Deduction	0
ASSESSED VALUE	406,164
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,164
TOTAL JUST VALUE	406,164
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2448	REMODEL	40	09/04/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2349	6/30/2026	WD	Q	I	01	888,000
GRANTOR: DE LEON CHARITO N LI						
GRANTEE: BLACK WC VETURES LL						
1209/1756	1/31/2011	WD	U	I	11	100
GRANTOR: DELEON						
GRANTEE: DELEON TRUSTEES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S58 CAN= W8 S14 E8 N14$ S14 E38 N72$.

LAND DESCRIPTION

TOTAL OB/XF 17,347

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	32,670.00	SF		1.00	1.00	1.00	3.50	3.50	114,345							

REVIEW DATE 06/07/2023 BY JB Total Acres: 0.75 Total Land Value: 114,345 Market: 0 Agricultural: 0 Common: 114,345 PRINTED 11/16/2026 BY SYS

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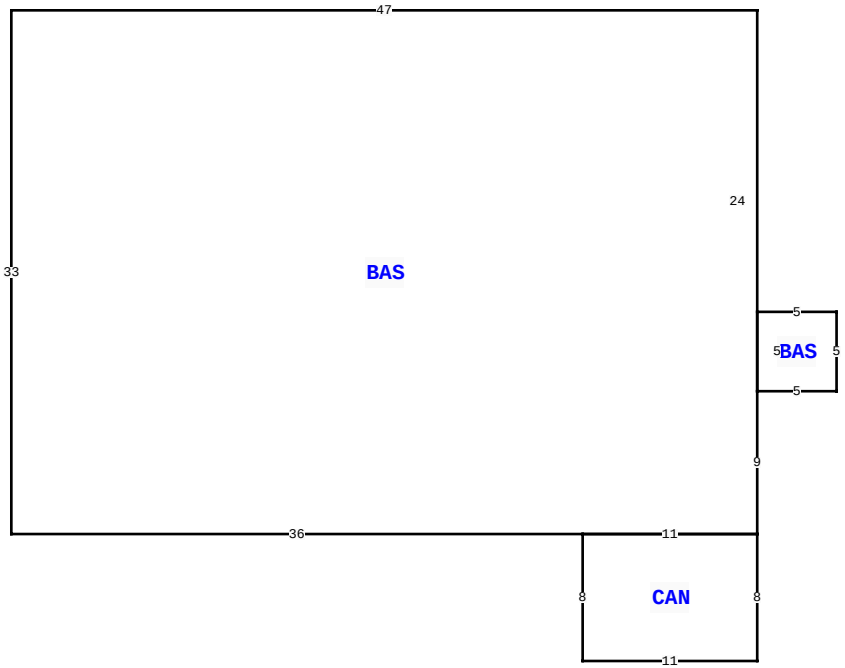
DOR CODE	1900	PROFESS SVC/BLD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.080	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	25	100		25	1,600
BAS	1,551	100		1,551	99,247
CAN	88	30		26	1,664
TOTALS	1,664			1,602	102,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	1,602	130.2210	101.57	162,715	1998	1998	0	0	0	37.00	63.00

2 OFFICE MED 0% - 0 Heated Area: 1576 HX Base Yr



4225 NW AMERICAN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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TOTAL JUST VALUE	406,164
NCON VALUE	0
INCOME VALUE	
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GRANTOR: DELEON						
GRANTEE: DELEON TRUSTEES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S33 E36 CAN= S8 E11N8 W11$ E11 N9 BAS= E5 N5 W5 S5$ N24$.

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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