LOT 11 PLANTATION VILLAGE S/D.

816-2412, 844-1296,

GONZALES CYNTHIA P
4251 NW AMERICAN LANE, SUITE 101
LAKE CITY, FL 32055

2027

34-3S-16-02461-511

BUILDING CHARACTERISTICS

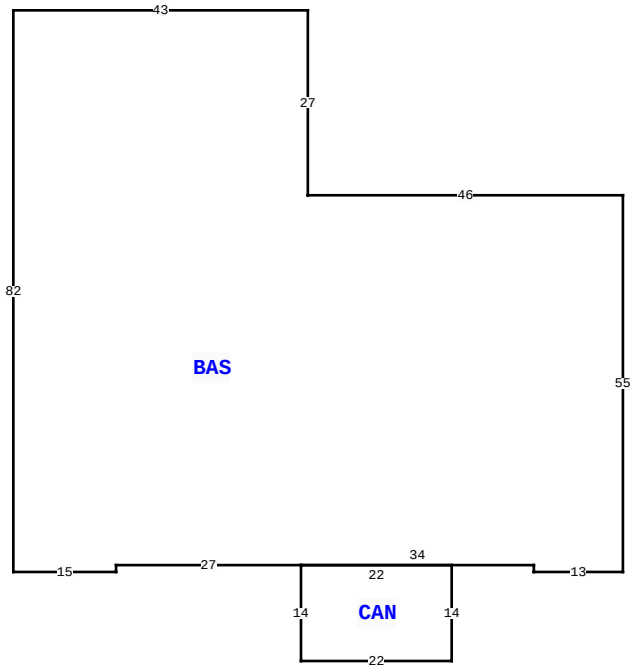
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		34 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		24 100
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	5,995	100		5,995	369,149
CAN	308	30		92	5,665
TOTALS	6,303			6,087	374,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	6,087	125.3127	97.74	594,943	1998	1998	0	0	0	37.00	63.00

1 OFFICE MED 0% - 0 Heated Area: 5995 HX Base Yr



4251 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	2,023.00	UT	1.50	1.50	100	1998	1998	3	100	3,035	
2	0260	PAVEMENT-A	0	0	0	0	20,538.00	UT	0.90	0.90	100	1998	1998	3	100	18,484	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	374,814
TOTAL MARKET OB/XF VALUE	21,519
TOTAL LAND VALUE - MARKET	114,345
TOTAL MARKET VALUE	510,678
SOH/AGL Deduction	0
ASSESSED VALUE	510,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	510,678
TOTAL JUST VALUE	510,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	510,678

SALE:1:1: .75 AC

LAND:1:1: 0.75 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
	REROOF		12/21/2023
1214	COMMERCIAL	1,250	04/17/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0844/1296	8/25/1997	WD	Q	V		52,500

GRANTOR: CRAPPS & COLE

GRANTEE: GONZALEZ

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 N27 W43 S82 E15 N1 E27 CAN= S14 E22 N14 W22$ E34 S1 E13 N55$.

LAND DESCRIPTION

TOTAL OB/XF 21,519

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 11/17/2026 BY SYS