LOT 15 PLANTATION VILLAGE S/D.
816-2412, 902-2094, 914-2003, QC

A TO Z ENTERPRISES LLC
6614 NW 50TH LANE
GAINESVILLE, FL 32653

2027

34-3S-16-02461-515

BUILDING CHARACTERISTICS

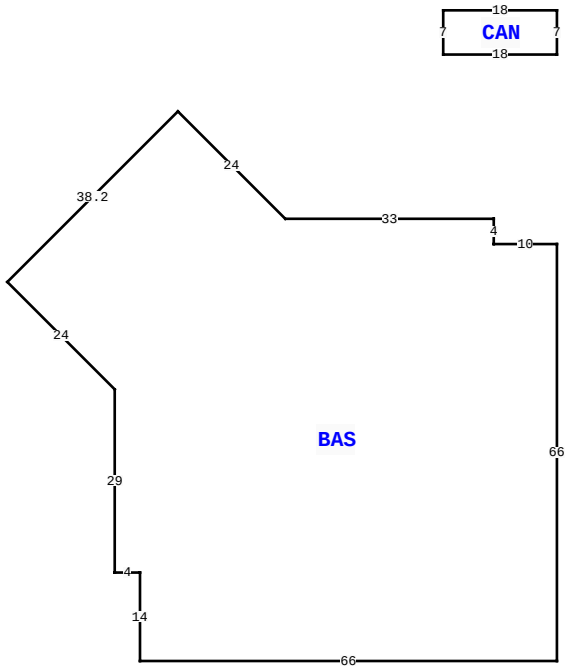
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	17	MSNRY STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		21 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		26 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
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	5,358	100		5,358	353,028
CAN	126	30		38	2,504
TOTALS	5,484			5,396	355,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	5,396	122.4245	95.49	515,264	2001	2001	0	0	0	31.00	69.00

1 OFFICE MED 0% - 0 Heated Area: 5358 HX Base Yr



4367 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	0260	PAVEMENT-A	0	0	0	0	10,170.00	UT	0.90	0.90	100	2001	2001	3	100	9,153	
2	0166	CONC,PAVMT	0	0	0	0	1,388.00	UT	1.50	1.50	100	2001	2001	3	100	2,082	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	355,532
TOTAL MARKET OB/XF VALUE	11,235
TOTAL LAND VALUE - MARKET	70,970
TOTAL MARKET VALUE	437,737
SOH/AGL Deduction	0
ASSESSED VALUE	437,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	437,737
TOTAL JUST VALUE	437,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,737

LAND:1:1: 0.47 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-00419		29,000	07/16/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/0217	10/13/2008	QC	Q	I	01	132,834
GRANTOR: A KABEER & R THANAWAL						
GRANTEE: A TO Z ENTERPRISES						
0914/2003	11/16/2000	WD	Q	V		65,000
GRANTOR: IRMA LOPEZ						
GRANTEE: A KABEER & R THANAW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N4 W33 U17 L17 L27 D27 D17 R17 S29 E4 S14 E66
N66$ PTR= N30 CAN= N7 W18 S7 E18$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 11,235

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	20,277.00	SF		1.00	1.00	1.00	3.50	3.50	70,970							

REVIEW DATE 10/02/2026 BY JB Total Acres: 0.47 Total Land Value: 70,970 Market: 0 Agricultural: 0 Common: 70,970 PRINTED 11/17/2026 BY SYS