LOT 16 PLANTATION VILLAGE S/D.
816-2412, 974-1860, WD 1054-2983

SOUTHERN RHYTHM LLC
1446 SW COUGAR GLN, APT 102 A
LAKE CITY, FL 32025

2027

34-3S-16-02461-516

BUILDING CHARACTERISTICS

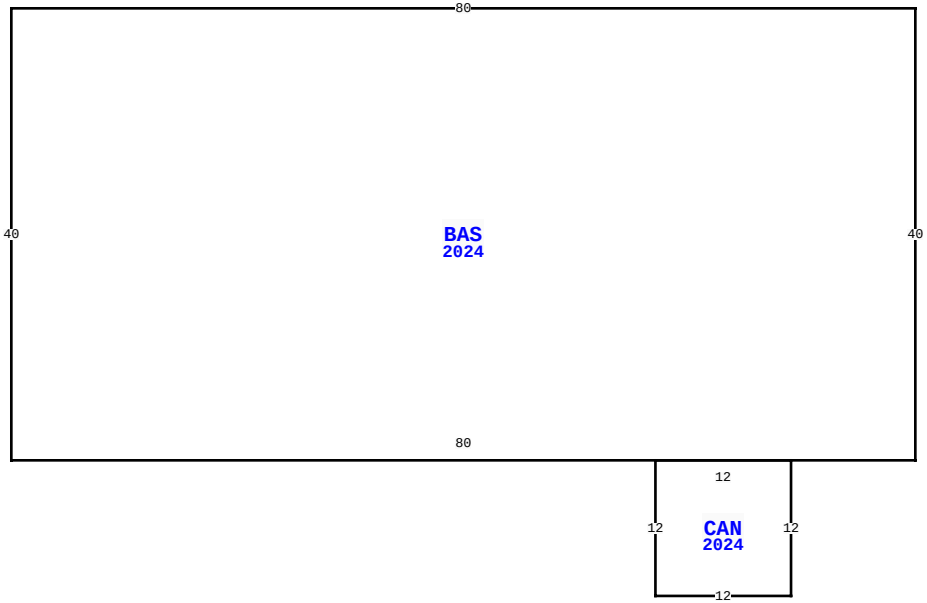
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		N/A 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	3,200	100	2024	3,200	157,766
CAN	144	30	2024	43	2,120
TOTALS	3,344			3,243	159,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,243	131.0400	49.80	161,501	2023	2023	0	0	0	1.00	99.00

1 PREF M B A 0% - 2024 Heated Area: 3200 HX Base Yr



4417 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	549.00	UT	3.00	3.00	100	2024	2023		100	1,647	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	159,886
TOTAL MARKET OB/XF VALUE	1,647
TOTAL LAND VALUE - MARKET	56,165
TOTAL MARKET VALUE	217,698
SOH/AGL Deduction	0
ASSESSED VALUE	217,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,698
TOTAL JUST VALUE	217,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047581	New Commercial Co	245,000	06/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1140	8/18/2021	WD	Q	I	01	49,900
GRANTOR: A TO Z ENTERPRISES LL						
GRANTEE: SOUTHERN RHYTHM LLC						
1054/2983	8/12/2005	WD	Q	V		135,000
GRANTOR: SOUTHERN OPEN MRI INC						
GRANTEE: A TO Z ENTERPRISES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,-11] E80 S40 W80 N40 $
CAN=[YR=2024;ORIG=129,29] S12 W12 N12 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,647

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	20,059.00	SF		1.00	1.00	0.80	3.50	2.80	56,165							

REVIEW DATE 02/02/2024 BY ME Total Acres: 0.46 Total Land Value: 56,165 Market: 0 Agricultural: 0 Common: 56,165 PRINTED 11/17/2026 BY SYS