

E DIV:BEG SW COR LOT 7 BLOCK 1 M
RUN N 153.14 FT TO N R/W DUVAL
70.28 FT, SE 19.09 FT TO E R/W C

MOLAMAHMOUDI MOHAMMADFOAD
298 NW HARRIS LOOP
LAKE CITY, FL 32055

2026

00-00-00-12928-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2100RESTAURANT/CAFE	
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,144	100
TOTALS	1,144	1,144

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	1,144	93.7062	72.15	82,540	1940	1980	0	0	0	50.00	50.00
1 RESTAURANT 0% - 2022				Heated Area: 1144				HX Base Yr				
52 22 22 52 BAS												

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3
2	0263	PRCH, USP	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3
4	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3

TOTAL OB/XF													
4,200													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3
2	0263	PRCH, USP	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3
4	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	2100	C	RESTAURANT	0		*CG	85.00	153.00	13,106.00	SF		1.00	1.00

TOTAL OB/XF													
4,200													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	2100	C	RESTAURANT	0		*CG	85.00	153.00	13,106.00	SF		1.00	1.00

COLUMBIA COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 1 Tax Dist:													
BUILDING MARKET VALUE 41,270													
TOTAL MARKET OB/XF VALUE 4,200													
TOTAL LAND VALUE - MARKET 32,765													
TOTAL MARKET VALUE 78,235													
SOH/AGL Deduction 0													
ASSESSED VALUE 78,235													
TOTAL EXEMPTION VALUE 0													
BASE TAXABLE VALUE 78,235													
TOTAL JUST VALUE 78,235													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 78,235													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
1431/2083 2/12/2021 PR U I 19 100													
GRANTOR: SHAMZINZADEH DILAN													
GRANTEE: MOLAMAHMOUDI MOHAMM													
1244/1612 11/09/2012 WD Q I 01 53,000													
GRANTOR: STEVE KIRALY													
GRANTEE: MONIRAH MORADI													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W22 S52 E22 N52\$.													