FORT WHITE: BEG NE COR BLOCK 55
S 206.92 FT, W 121.79 FT, N 88.1
E 1.0 FT, N 117.61 FT, E 119.79

DHRUVI PROPERTY, LLC
10832 SW 91ST AVE
OCALA, FL 34481

2026

00-00-00-14424-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

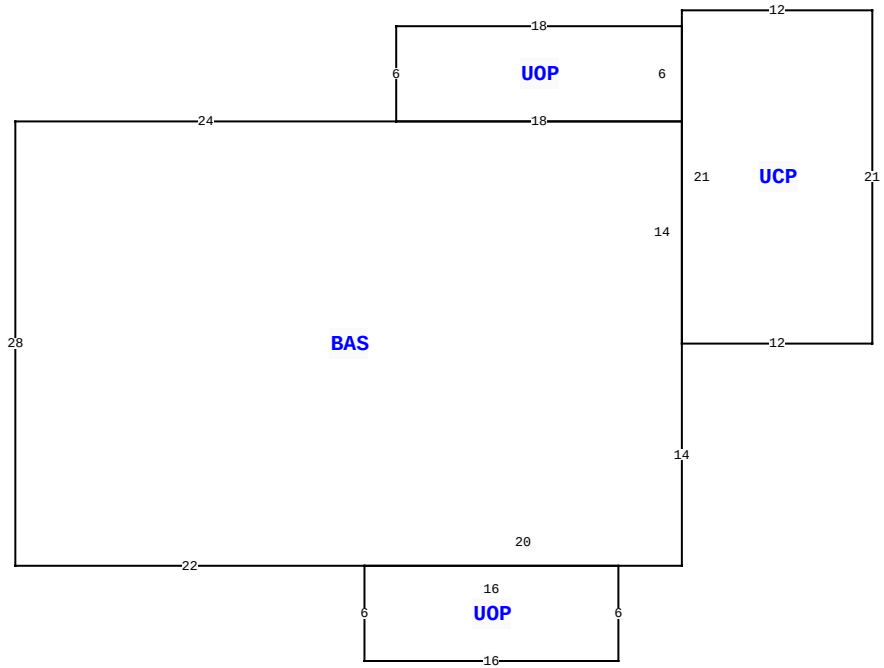
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	53,852
UCP	252	20		50	2,290
UOP	96	20		19	870
UOP	108	20		22	1,008
TOTALS	1,632			1,267	58,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,267	62.9000	70.45	89,260	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1176 HX Base Yr



280 SW CULLEN AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	184,821
TOTAL MARKET OB/XF VALUE	14,640
TOTAL LAND VALUE - MARKET	83,475
TOTAL MARKET VALUE	282,936
SOH/AGL Deduction	0
ASSESSED VALUE	282,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,936
TOTAL JUST VALUE	282,936
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,029

BLDG:2:1: SUBWAY- 7776 SW US HWY 27 FT WHITE, FL 3

BLDG:1:1: HOUSE - 280 SW CULLEN AVE FT WHITE, FL 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050366	Roof Replacement	23,000	07/16/2024
000044188	Roof Replacement	19,976	04/14/2022
000044189	Roof Replacement	8,939	04/14/2022
27111	COMMERCIAL	1,004	06/24/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/1198	4/07/2015	WD	U	I	35	450,000
GRANTOR: SNIDER-WARD PROPERTIE						
GRANTEE: DHRUVI PROPERTY, LL						
1290/2473	2/04/2015	QC	U	I	11	100
GRANTOR: ELLEN PARNELL PORTER-						
GRANTEE: K2 INVESTMENT PROPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S28 E22 UOP= S6 E16N6 W16$ E20 N14 UCP= E12 N21 W12 S21$ N14 UOP= N6 W18 S6 E18$ W18$.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0120	CLFENCE 4	0	0	40	8	320.00	UT	4.50	4.50	50	1993	1993	3	50	720	
3	0166	CONC,PAVMT	0	0	0	0	6,910.00	UT	2.00	2.00	100	2008	2008	3	100	13,820	

LAND DESCRIPTION

TOTAL OB/XF 14,640

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	2100	C	RESTAURANT	0			0.00	0.00	15,900.00	SF		1.00	1.00	1.00	3.50	3.50	55,650							
2	0100	C	SFR	0			0.00	0.00	15,900.00	SF		1.00	1.00	0.50	3.50	1.75	27,825							

REVIEW DATE 07/25/2024 BY JS Total Acres: 0.73 Total Land Value: 83,475 Market: 0 Agricultural: 0 Common: 83,475 PRINTED 11/17/2025 BY SYS

FORT WHITE: BEG NE COR BLOCK 55
S 206.92 FT, W 121.79 FT, N 88.1
E 1.0 FT, N 117.61 FT, E 119.79

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OCALA, FL 34481

2026

00-00-00-14424-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

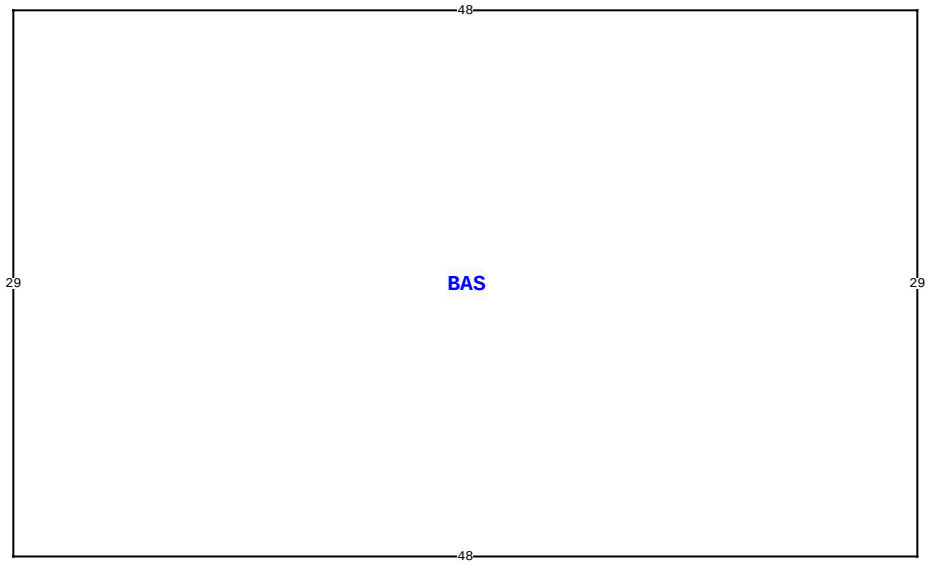
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	126,802
TOTALS	1,392			1,392	126,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	1,392	120.7500	111.09	154,637	2008	2008	0	0	0	18.00	82.00

2 RES F/FOOD 0% - 0 Heated Area: 1392 HX Base Yr



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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1290/2473	2/04/2015	QC	U	I	11	100
GRANTOR: ELLEN PARNELL PORTER-						
GRANTEE: K2 INVESTMENT PROPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S29 E48 N29$.

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

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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