

COMM NW COR OF SE1/4, RUN E 1177
TO W RW US-41, RUN S ALONG RW 48
POB, CONT S 210 FT, W 250 FT, N

PATEL RASHMIKUMAR R/PATEL BAKULA R
DIPLOMAT 41 SOUTH, 14240 S US HWY 441
LAKE CITY, FL 32024

2026

03-6S-17-09596-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		42 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100

Quality	01	01
DOR CODE	0110	SFRS/COMMERCIAL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,570	100		3,570	13,380
CAN	225	30		68	255
CAN	510	30		153	573
CAN	510	30		153	573
UST	175	40		70	262
TOTALS	4,990			4,014	15,044

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT - A	0	0	0	0	1.00	UT	0.00	0.00	
2	0294	SHED WOOD/	0	100	12	11	132.00	UT	7.50	7.50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0102	C	SFR/MH	100		CHI	0.00	0.00	9,147.00	SF	
2	0102	C	SFR/MH	100		CHI	0.00	0.00	17,207.00	SF	
3	3900	C	MOTEL	0		CHI	0.00	0.00	26,354.00	SF	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
8801	07	4,014	50.6491	18.74	75,222	1969	1969	0	0	30	50.00	20.00	
1 C B MISC 0% - 0 Heated Area: 3570 HX Base Yr													
14240 S US HIGHWAY 441 , LAKE CITY													

TOTAL OB/XF 7,995													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0260	PAVEMENT - A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0294	SHED WOOD/	0	100	12	11	132.00	UT	7.50	7.50	50	1993	1993
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100		

TOTAL OB/XF 7,995													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ
1	0102	C	SFR/MH	100		CHI	0.00	0.00	9,147.00	SF	1.00	1.00	0.55
2	0102	C	SFR/MH	100		CHI	0.00	0.00	17,207.00	SF	1.00	1.00	0.55
3	3900	C	MOTEL	0		CHI	0.00	0.00	26,354.00	SF	1.00	1.00	0.55

COLUMBIA COUNTY PROPERTY										PAGE 1 of 3		3
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 3							Tax Dist:					
BUILDING MARKET VALUE							33,946					
TOTAL MARKET OB/XF VALUE							7,995					
TOTAL LAND VALUE - MARKET							79,721					
TOTAL MARKET VALUE							121,662					
SOH/AGL Deduction							2,767					
ASSESSED VALUE							118,895					
TOTAL EXEMPTION VALUE							HX HB		33,850			
BASE TAXABLE VALUE							85,045					
TOTAL JUST VALUE							121,662					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							121,662					

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