

COMM SW COR OF SE1/4 OF SE1/4, R
FT FOR POB, RUN N 331 FT, E 235.
R/W US-441, S 331 FT, W 235.50 F

SINGH LAKHVIR/LAKHVIR KULDIP KAUR
P O BOX 2092
ALACHUA, FL 32616

2026

04-7S-17-09896-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	3	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	2	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

Quality	03	03
DOR CODE	1100 STORES/1 STORY	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100		100	2,212
BAS	1,440	100		1,440	31,853
CAN	450	30		135	2,986
UST	180	40		72	1,593
UST	288	40		115	2,544

TOTALS	2,458			1,862	41,188
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0140	CLFENCE 6	0	0	0	0	550.00	UT	8.50
3	0030	BARN, MT	0	0	0	0	1.00	UT	0.00
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00
6	0150	CLFENCE 8	0	0	0	0	360.00	UT	11.00
7	0161	3-STRAND B	0	0	0	0	910.00	UT	1.50
8	0296	SHED METAL	0	0	20	40	800.00	UT	11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1420	C	NBHD STORE	0		A-1	0.00	0.00	0.83
2	2500	C	SRVC SHOPS	0		00	0.00	0.00	0.82

REVIEW DATE	11/07/2017	BY	BC
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4301	04	1,862	63.2016	44.24	82,375	1973	1985	0	0	0	50.00	50.00	
1 NBHD STORE 0% - 0 Heated Area: 1540 HX Base Yr													

113 SW BARNEY ST, HIGH SPRINGS	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	3,500	
2	0140	CLFENCE 6	0	0	0	0	550.00	UT	8.50	8.50	100	2008	2008	3	100	4,675	
3	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,500	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	700	
6	0150	CLFENCE 8	0	0	0	0	360.00	UT	11.00	11.00	100	2008	2008	3	100	3,960	
7	0161	3-STRAND B	0	0	0	0	910.00	UT	1.50	1.50	100	2008	2008	3	100	1,365	
8	0296	SHED METAL	0	0	20	40	800.00	UT	11.00	11.00	100	2008	2008	3	100	8,800	

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COLUMBIA COUNTY PROPERTY													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 3										Tax Dist:			
BUILDING MARKET VALUE										41,188			
TOTAL MARKET OB/XF VALUE										27,500			
TOTAL LAND VALUE - MARKET										28,875			
TOTAL MARKET VALUE										97,563			
SOH/AGL Deduction										0			
ASSESSED VALUE										97,563			
TOTAL EXEMPTION VALUE										0			
BASE TAXABLE VALUE										97,563			
TOTAL JUST VALUE										97,563			
NCON VALUE										0			
INCOME VALUE										0			
PREVIOUS YEAR MKT VALUE										97,563			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1166/2351	2/04/2009	WD	Q	I	01	100,000	
GRANTOR:BARNEY FEINBERG & KAT							
GRANTEE:LAKHVIR SINGH & KUL							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W26 S30 CAN= S10 E45 N10 W45\$ E45 N30 BAS= N10 W10 S10 E10\$ W10 N10 W9 UST= N8 W16 UST= W10 S18 E10 N18\$ S18 E16 N10\$ S10\$.									

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