COMM 160 FT S OF N LINE OF
SW1/4 OF NW1/4 & E R/W US-441
FOR POB, RUN S 120 FT, W 150

MANOUCH INVESTMENTS INC
7008 NW 50TH TERR
GAINESVILLE, FL 32653

2026

20-3S-17-05238-001

BUILDING CHARACTERISTICS

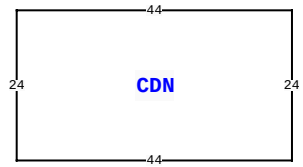
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

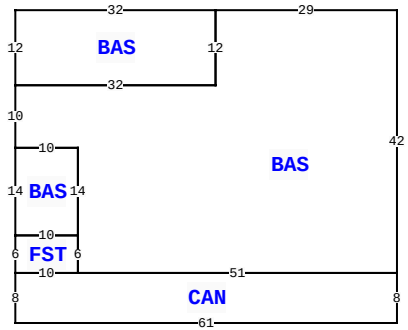
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	5,679
BAS	384	100		384	15,575
BAS	1,978	100		1,978	80,228
CAN	488	30		146	5,922
CDN	1,056	35		370	15,007
FST	60	50		30	1,217
TOTALS	4,106			3,048	123,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	3,048	108.1600	81.12	247,254	1975	1985	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 2502 HX Base Yr





2044 N US HIGHWAY 441 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	123,627
TOTAL MARKET OB/XF VALUE	5,630
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	142,757
SOH/AGL Deduction	0
ASSESSED VALUE	142,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	142,757
TOTAL JUST VALUE	142,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,757

LAND:1:1: 0.41 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24627	REMODEL	0	06/14/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1213/0380	10/14/2010	WD	U	I	11	0
GRANTOR:MANOUCHEHR HESHMAT						
GRANTEE:MANOUCH INVESTMENT						
0858/2025	4/24/1998	WD	Q	I		105,000
GRANTOR:J MILLER AS TRUSTEE						
GRANTEE:MANOUCHEHR HESHMAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 BAS= W32 S12 E32 N12$ S12 W32 S10 BAS= S14 E10N14 W10$ E10 S14 FST= W10 S6 E10 N6$ S6 CAN= W10 S8 E61 N8 W51$ E51 N42$ PTR= N30 CDN= N24 W44 S24 E44$ S30$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC,PAVMT	0	0	12	35	420.00	UT	1.50	1.50	100	1999	1999	3	100	630	

LAND DESCRIPTION

TOTAL OB/XF 5,630

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	1410	C	CONV STORE	0		00	0.00	150.00	18,000.00	SF		1.00	1.00	1.00	0.75	0.75	13,500							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.41 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/18/2025 BY SYS