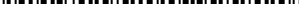


PATEL MINESH
214 NW SCENIC LAKE DR
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo15HARDTILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms4 100

Frame01NONE 100

Stories1.51.5 100

Architectual05CONV 100

Units0 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0707

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC23316.0101.00/

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEADJAMARKET
AREAAREAValue

BAS2,4621002,462283,714

FGR9825554062,228

FHS6866041247,477

FOP28308922

FOP18530566,454

FSP7240293,342

FSP10440424,840

FSP3924015718,093

UOP5442010912,561

TOTALS5,4553,815439,630

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJPSTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,815130.2436145.87556,494200420040021.0079.00

1 SINGLE FAM 100% - 2006Heated Area: 3148HX Base Yr 2006

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/03/2025MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT0100003,256.00UT2.502.501002009200931008,140

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPEDPPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

10100CSFRS100RSF-20.000.001.00LT1.001.001.5035,000.0052,500.0052,500

REVIEW DATE07/27/2023BYjerryTotal Acres: 2.19Total Land Value: 52,500Market: 0Agricultural: 0Common: 52,500PRINTED 11/07/2025 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE439,630

TOTAL MARKET OB/XF VALUE8,140

TOTAL LAND VALUE - MARKET52,500

TOTAL MARKET VALUE500,270

SOH/AGL Deduction154,011

ASSESSED VALUE346,259

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE295,537

TOTAL JUST VALUE500,270

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE505,835

Sales Data

OFF RECORD NumberDATETYPEINSTQU / I / V / RSNCDSALE PRICE

0980/25414/11/2003WDQV0320,000

GRANTOR: WILLIAM ROWAN

GRANTEE: PATEL

0980/25394/11/2003WDQV0320,000

GRANTOR: THOMAS, VELVA, STUART R

GRANTEE: PATEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FOP= W37 S5 E37 N5\$ S5 W37 S29 E38 FOP= E7 N4 W7 S4\$ N4 E7 S4 E7 FGR= S23 E2 S13 E26 N23 FSP= E8 N13 W8 S13\$ N13 W28\$ E28 FSP= E8 N37 W20 S8 E12 S29\$ N13 U3 R3 N6 L3 U3 N3 FSP= N6 W12 S6 E12\$ W12 N6 \$ UOP= N8 W68 S8 E68\$ PTR= E40 FHS= E9 N2 E8 N11 W6 N6 E6 N7 W6 N18 W11 S18 W6 S7 E6 S6 W8 S7 E8 S6\$ W40\$.