COMM NE COR OF SEC, RUN W 33
FT TO W R/W OF CO RD, S ALONG
R/W 1164.37 FT FOR POB, CONT S

PATEL & PATIDAR PROPERTIES INC
8016 SW 62ND CRT
OCALA, FL 34476

**2026**

**25-4S-16-03129-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

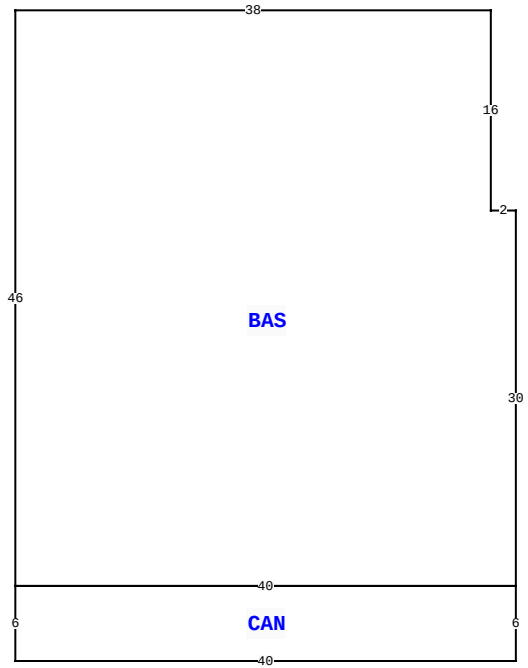
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 10 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 25416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,808 | 100 | | 1,808 | 73,645 |
| CAN | 240 | 30 | | 72 | 2,933 |
| TOTALS | 2,048 | | | 1,880 | 76,578 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4301 | 04 | 1,880 | 105.7980 | 74.06 | 139,233 | 1972 | 1995 | 0 | 0 | 0 | 45.00 | 55.00 |

1 NBHD STORE 0% - 0 Heated Area: 1808 HX Base Yr




327 SW COUNTY ROAD 242 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 76,578 |
| TOTAL MARKET OB/XF VALUE | 1,780 |
| TOTAL LAND VALUE - MARKET | 59,625 |
| TOTAL MARKET VALUE | 137,983 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 137,983 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 137,983 |
| TOTAL JUST VALUE | 137,983 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 142,160 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1097/1401 | 9/28/2006 | WD | U | I | 09 | 455,000 |
| GRANTOR: WOOD PICK QUICK INC | | | | | | |
| GRANTEE: PATEL & PATIDAR PRO | | | | | | |
| 0562/0176 | 4/01/1985 | WD | Q | I | | 55,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 S46 CAN= S6 E40 N6 W40$ E40 N30 W2 N16$.

## 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 | 980 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,780

| 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 | 1100 | C | STORE 1FLR | 0 | | CN | 159.00 | 120.00 | 19,080.00 | SF | | 1.00 | 1.00 | 1.25 | 2.50 | 3.13 | 59,625 | | | | | | | |

REVIEW DATE 12/03/2021 BY ME Total Acres: 0.44 Total Land Value: 59,625 Market: 0 Agricultural: 0 Common: 59,625 PRINTED 11/19/2025 BY SYS