COMM SE COR OF NE1/4 OF NW1/4,
RUN W 67.86 FT TO W R/W OF
CR-252, N 99.78 FT FOR POB,

RUBAIYA INC
355 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2026

26-3S-15-00272-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 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		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

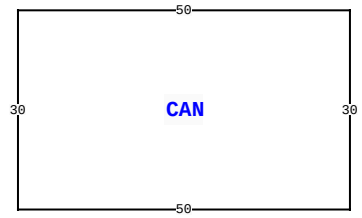
DOR CODE	1126	CONV STORE/GAS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00	1.00/	

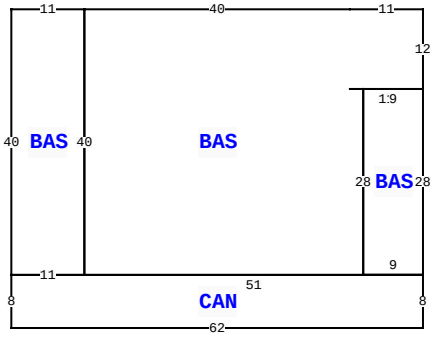
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	13,319
BAS	440	100		440	23,256
BAS	1,788	100		1,788	94,504
CAN	496	30		149	7,875
CAN	1,500	30		450	23,784
TOTALS	4,476			3,079	162,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	3,079	84.9056	63.68	196,071	1981	2010	0	3	0	14.00	83.00

1 NBHD CONVE 0% - 2021 Heated Area: 2480 HX Base Yr





9670 W US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	162,739
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	20,355
TOTAL MARKET VALUE	187,594
SOH/AGL Deduction	0
ASSESSED VALUE	187,594
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,594
TOTAL JUST VALUE	187,594
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046925	Remodel	25,000	04/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1415/0791	7/15/2020	WD	Q	I	01	100,000
GRANTOR: OM SHIV OF LAKE CITY						
GRANTEE: RUBAIYA ICN						
1253/0112	4/16/2013	WD	U	I	37	450,000
GRANTOR: STAFFORD L JR & ANNE						
GRANTEE: OM SHIV OF LAKE CIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S40 E51 W9 N28 W2 E11 N12 W11 $
CAN=[ORIG=0,-20] N30 W50 S30 E50 $
CAN=[ORIG=-40,40] W11 S8 E62 N8 W51 $
BAS=[ORIG=-40,0] W11 S40 E11 N40 $
BAS=[ORIG=11,40] N28 W9 S28 E9 $
.

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	4,500	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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		CN	0.00	0.00	0.59	AC		1.00	1.00	1.15	30,000.00	34,500.00	20,355							

REVIEW DATE 07/24/2024 BY TP Total Acres: 0.59 Total Land Value: 20,355 Market: 0 Agricultural: 0 Common: 20,355 PRINTED 11/19/2025 BY SYS