

E DIV: BEG INTER DUVAL ST & W R/
RUN S ALONG R/W 105 FT, W 150 FT
S R/W DUVAL ST, E ALONG R/W 135

PATEL NATVERBHAI M
2044 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

32-3S-17-13380-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	03 03
DOR CODE	2500
REPAIR SERVICE	
MAP NUM	
MKT AREA	06
NEIGHBORHOOD/LOC	860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	19,568
BAS	1,830	100		1,830	23,873
FOP	80	30		24	313
UOP	1,236	20		247	3,222
TOTALS	4,646			3,601	46,975

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2500	C	SRVC SHOPS	0		*CI	150.00	120.00	17,801.00

REVIEW DATE 10/19/2016 BY DF

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6700	04	3,601	53.2447	26.09	93,950	1945	1945	0	0	0 50.00	50.00
1 SERV SHOP 0% - 0 Heated Area: 3330 HX Base Yr											

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00

Total Acres: 0.41 Total Land Value: 44,502 Market: 0 Agricultural: 0 Common: 44,502

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					46,975				
TOTAL MARKET OB/XF VALUE					1,500				
TOTAL LAND VALUE - MARKET					44,502				
TOTAL MARKET VALUE					92,977				
SOH/AGL Deduction					0				
ASSESSED VALUE					92,977				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					92,977				
TOTAL JUST VALUE					92,977				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					92,977				

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1244/2540	11/09/2012	WD	U	I	40	81,500	
GRANTOR: MARTIN TORRES RIVERO							
GRANTEE: NATVERBHAI M PATEL							
0914/1873	9/01/2000	WD	Q	I		92,000	
GRANTOR: JERRY MORGAN							
GRANTEE: MARTIN RIVERO							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W61 BAS= W10 FOP= N10 W8 S10 E8\$ W8 N10 W24 UOP= W30 S24 W6 S6 E6 S10 E30 N40\$ S40 E42 N30\$ S30 E61 N30\$.									

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00

PRINTED 09/30/2025 BY SYS