

THE MOHAN LIVING TRUST
4812 W US HWY 90
LAKE CITY, FL 32055

33-3S-16-02460-007

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall 27
Exterior Wall 19
Roof Structure 10
Roof Cover 14
Interior Wall 05
Interior Floor 12
Ceiling 01
Air Condition 06
Heating Type 09
Fixtures Frame 05

Story Height RMS 1.
Stories Units 0
Condition Adj 03

Quality 07
DOR CODE 1900
MAP NUM
NEIGHBORHOOD/LOC 33316.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,400	100		4,400	561,441
CAN	480	30		144	18,375
UST	4,400	40		1,760	224,576

TOTALS 9,280
EXTRA FEATURES

CD

PREFIN MTL 80
COMMON BRK 20
STEEL FRME 100
PREFIN MT 100
DRYWALL 100
HARDWOOD 100
FIN.SUSPD 100
ENG CENTRL 100
ENG F AIR 100
STEEL 100

16 100
24 100
1. 100
0 100
03 100

07
PROFESS SVC/BLD
MKT AREA 06
1.00/
4812 W US HIGHWAY 90 , LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5200	04	6,304	179.7726	140.22	883,947	2014	2014	0	0	9.00	91.00

2 OFFICE MED 0% - 2022 Heated Area: 4400 HX Base Yr

The diagram shows a rectangular plot divided into three sections labeled BAS, CAN, and UST. The overall width is 110 units. The left section (BAS) has a width of 40 units. The middle section (CAN) has a width of 80 units. The right section (UST) has a width of 40 units. The total length is 6 units.

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2		
Tax Dist:		
BUILDING MARKET VALUE		804,392
TOTAL MARKET OB/XF VALUE		2,776
TOTAL LAND VALUE - MARKET		156,816
TOTAL MARKET VALUE		963,984
SOH/AGL Deduction		0
ASSESSED VALUE		963,984
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		963,984
TOTAL JUST VALUE		963,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		972,823

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/1897	3/02/2021	WD	U	I	11	100

GRANTOR: MOHAN REVOCABLE TRUST

GRANTEE: THE MOHAN LIVING TR

1328/0552 12/16/2016 WD U I 11 100

GRANTOR: EMORY INVESTING CORP

GRANTEE: MOHAN REVOCABLE TRU

BUILDING NOTES

BUILDING DIMENSIONS

UST= W40 BAS= W40 S110 CAN= S6 E80 N6 W80\$ E40 N110\$ S110 E40 N110\$.

LAND DESCRIPTION

TOTAL OB/XF 2,776

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1910	C	MEDIC OFF	0		CHI	103.00	0.00	32,670.00	SF		1.00	1.00	0.80	6.00	4.80	156,816							

REVIEW DATE 06/20/2023

BY JB

Total Acres: 0.75

Total Land Value: 156,816

Market: 0

Agricultural: 0

Common: 156,816

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