S 45 FT OF LOTS 1 & 2 & N 15 FT
HIGHLAND ESTATES S/D.

THE TWO FOOD STORE LLC
1802 E DUVAL ST
LAKE CITY, FL 32055

2026

33-3S-17-06543-000

BUILDING CHARACTERISTICS

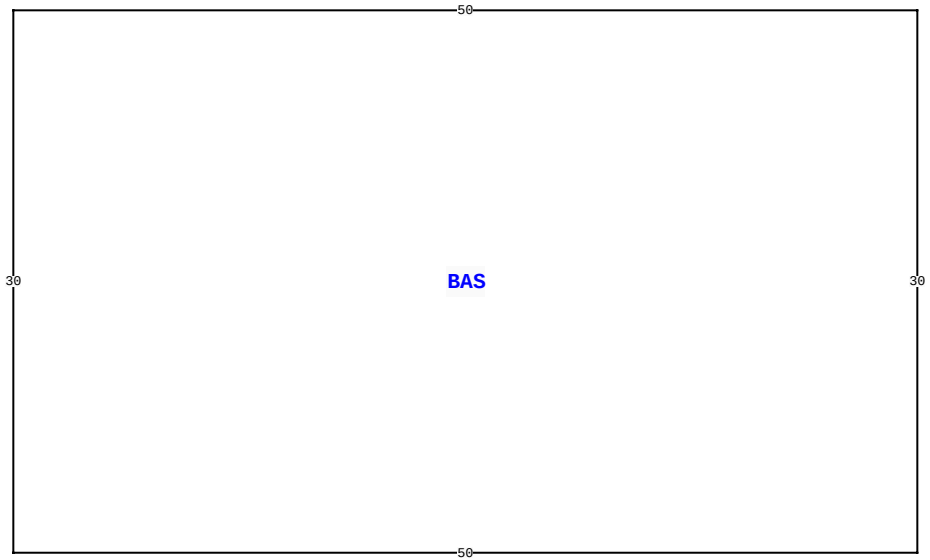
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	77,361
TOTALS	1,500			1,500	77,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,500	81.0369	59.97	89,955	2010	2010	0	0	0	14.00	86.00

2 OFFICE LOW 0% - 2024 Heated Area: 1500 HX Base Yr



134 SE COUNTRY CLUB RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	77,361
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,600
TOTAL MARKET VALUE	82,961
SOH/AGL Deduction	0
ASSESSED VALUE	82,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,961
TOTAL JUST VALUE	82,961
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27891	COMMERCIAL	240	06/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1484/1867	2/14/2023	WD	Q	I	05	110,000
GRANTOR: PATEL NITIN						
GRANTEE: THE TWO FOOD STORE						
1153/1241	6/25/2008	WD	Q	I		50,000
GRANTOR: JAMES JOHNSTON JR						
GRANTEE: NITIN & HASU PATEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S30 E50 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1700	C	1STORY OFF	0		CI	60.00	130.00	1.00	LT		1.00	1.00	0.80	7,000.00	5,600.00	5,600							

REVIEW DATE 03/13/2023 BY ME Total Acres: 0.18 Total Land Value: 5,600 Market: 0 Agricultural: 0 Common: 5,600 PRINTED 11/18/2025 BY SYS