

AURUM LLC
162 NW BIRDIE PL
LAKE CITY, FL 32055

35-3S-16-02582-000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		1			
VALUATION SUMMARY															
VALUATION BY						STANDARD									
Tax Group: 1						Tax Dist:									
BUILDING MARKET VALUE						5,327,669									
TOTAL MARKET OB/XF VALUE						183,187									
TOTAL LAND VALUE - MARKET						1,424,114									
TOTAL MARKET VALUE						6,934,970									
SOH/AGL Deduction						0									
ASSESSED VALUE						6,934,970									
TOTAL EXEMPTION VALUE						0									
BASE TAXABLE VALUE						6,934,970									
TOTAL JUST VALUE						6,934,970									
NCON VALUE						0									
INCOME VALUE															
PREVIOUS YEAR MKT VALUE						7,101,448									
PERMIT NUM				DESCRIPTION				AMT		ISSUED					
15-0218				REMODEL				0		04/29/2015					
2707				COMMERCIAL				16,300		07/02/2003					
SALES DATA															
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE							
0987/0327		6/26/2003		WD	Q	V	01	100							
GRANTOR: MAHENDRA G PATEL															
GRANTEE: AURUM LLC															
0602/0237		10/01/1986		TD	Q	V	01	30,000							
GRANTOR:															
GRANTEE:															
BUILDING NOTES															
BUILDING DIMENSIONS															
BAS=[ORIG=0,0] W13 N2 W40 N9 W47 S9 W40 S2 W13 S18 W2 S18 E2 S4 S18 W2 S17 E2 S18 E13 S2 E25 E26 N30 W26 N34 E77 S34 W26 S36 E51 N8 E13 N18 E24 N57 W24 N18 \$															
FUS=[ORIG=173,-102] N37 W17 W25 W51 S2 W13 S18 W2 S18 E2 S22 W2 S17 E2 S18 E13 S2 E127 N2 E13 N93 W13 N2 W34 S61 W59 N24 E59 \$															
FUS=[MULTIPLIER=3;ORIG=-47,-103] N37 W93 S2 W13 S18 W2 S18 E2 S22 W2 S17 E2 S18 E13 S2 E26 N2 E11 S2 E53 N2 E11 S2 E26 N2 E13 N93 W13 N2 W34 S61 W59 N24 E59 \$															
FUS=[ORIG=180,60] N35 W17 N2 W25 S2 W25 N2 W26 S2 W13 S18 W2 S18 E2 S22 W2 S17 E2 S18 E13 S2 E26 N2 E11 S2 E53 N2 E11 S2 E26 N2 E13 N93 W13 N2 W26 S2 W8 S59 W59 N24 E59 \$															
ND LUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
02,500															
21,614															
Common: 1,424,114															
PRINTED 11/17/2025 BY SYS															