COMM SW COR, RUN E 1030.21 FT FO 677.07 FT, E 100 FT, S 664.99 FT FT TO POB.

ABUAYYASH ISHAQ IBRAHIM/ABUAYYASH HAMZAEH IBRAHIM
298 W DUVAL ST
LAKE CITY, FL 32055

2026

36-3S-16-02618-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

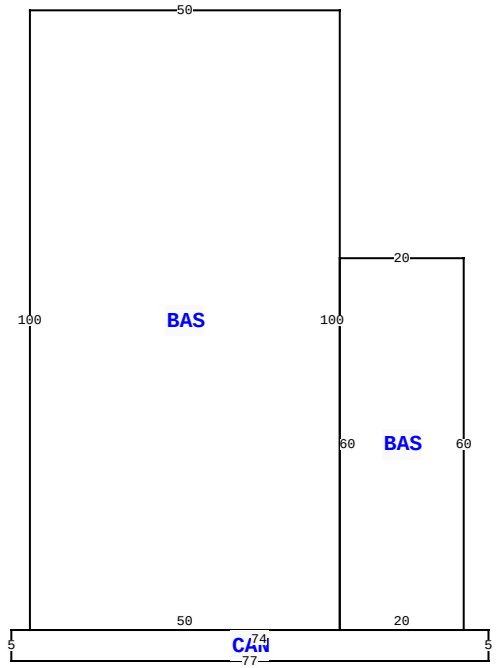
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	04	SINGLE SID 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	22,272
BAS	5,000	100		5,000	92,800
CAN	385	30		116	2,153
TOTALS	6,585			6,316	117,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8800	04	6,316	82.4972	37.12	234,450	1977	1977	0	0	10	40.00	50.00

1 PREF M B R 0% - 0 Heated Area: 6200 HX Base Yr



2510 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	117,225
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	561,117
TOTAL MARKET VALUE	679,842
SOH/AGL Deduction	12,168
ASSESSED VALUE	667,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	667,674
TOTAL JUST VALUE	679,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	631,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1278/0620	3/13/2014	QC	U	V	11	100
GRANTOR: SAM & ANN LEWIS						
GRANTEE: ABUAYYASH						
1271/1493	3/13/2014	QC	U	V	11	400,000
GRANTOR: SAM & ANN LEWIS						
GRANTEE: ABUAYYASH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S100 CAN= W3 S5 E77N5 W74$ E50 BAS= E20 N60 W20 S60$ N100$.

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	3,000.00	3,000.00	50	0	0	3	50	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	1500	C	SH CTR REG	0		CI	100.00	300.00	30,000.00	SF		1.00	1.00	1.00	15.00	15.00	450,000							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	37,039.00	SF		1.00	1.00	1.00	3.00	3.00	111,117							

REVIEW DATE 07/11/2023 BY KS Total Acres: 1.54 Total Land Value: 561,117 Market: 0 Agricultural: 0 Common: 561,117 PRINTED 11/06/2025 BY SYS