

NE DIV: BEG N R/W G S & F RR & W
 OF BLK 40, N 178.30 FT TO NW COR
 E 210 FT, S 158.36 FT, W 80 FT,

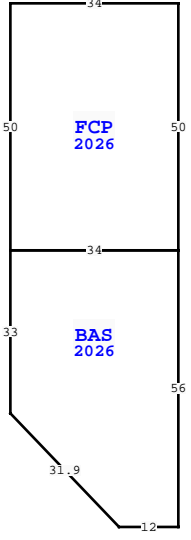
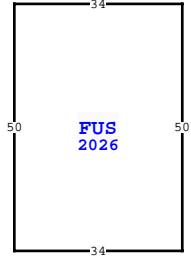
MACWAN MAHENDRA J
 743 N MARION AVE
 LAKE CITY, FL 32055

2026

00-00-00-10969-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Interior Floo	00	N/A	0
Ceiling	04	NONE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		N/A	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		N/A	100
Stories	1.	1.	100
Units		N/A	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	4100 LIGHT MANUFACTURE		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	810317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,651	100	2026
FCP	1,700	50	2026
FUS	1,700	100	2026
TOTALS	5,051		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	MANUF LGHT	44%	- 2026								
Heated Area: 3351						HX Base Yr 2026					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	278,156		
TOTAL MARKET OB/XF VALUE	10,500		
TOTAL LAND VALUE - MARKET	38,250		
TOTAL MARKET VALUE	326,906		
SOH/AGL Deduction	0		
ASSESSED VALUE	326,906		
TOTAL EXEMPTION VALUE	HX HB 30,305		
BASE TAXABLE VALUE	296,601		
TOTAL JUST VALUE	326,906		
NCON VALUE	278,156		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	308,044		
LAND:2:1: 45X130 LESS 450 SF.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2980	ADDN COMM	75	06/25/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/707	9/27/2022	WD Q	Q	I	05	375,000
GRANTOR: GIETKA EDWARD M JR						
GRANTEE: MACWAN MAHENDRA J						
1169/0746	3/16/2009	WD Q	Q	I	01	165,000
GRANTOR: REDKEY PROPERTIES						
GRANTEE: EDWARD M GIETKA JR						

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
1	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	4,500	
3	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
FCP=[YR=2026;ORIG=80,10] W34 S50 E34 N50 \$	
BAS=[YR=2026;ORIG=80,60] W34 S33 D23R22 E12 N56 \$	
FUS=[YR=2026;ORIG=-103,17] E34 S50 W34 N50 \$	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4100	C	LIGHT MFG	44		*CG	210.00	210.00	38,250.00	SF		1.00	1.00	1.00	1.00	1.00	38,250							

