


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	01	FLAT 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	04	PLYWOOD 60	
Interior Wall	05	DRYWALL 40	
Interior Floor	06	VINYL ASB 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		4 100	
Frame	03	MASONRY 100	
Story Height		8 100	
RMS		10 100	
Stories	0	0 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	03	03	
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	5,334	100	
CAN	1,764	30	
TOTALS	7,098		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8000	04	5,863	68.0568	30.63	179,584	1964	1964	0	0	50.00	50.00	
1 MANUF LGHT 0% - 2023 Heated Area: 5334 HX Base Yr Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			277,867
TOTAL MARKET OB/XF VALUE			10,500
TOTAL LAND VALUE - MARKET			38,250
TOTAL MARKET VALUE			326,617
SOH/AGL Deduction			0
ASSESSED VALUE			326,617
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			326,617
TOTAL JUST VALUE			326,617
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,044

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	I	05	375,000
GRANTOR: GIETKA EDWARD M JR						
GRANTEE: MACWAN MAHENDRA J						
1169/0746	3/16/2009	WD	Q	I	01	165,000
GRANTOR: REDKEY PROPERTIES						
GRANTEE: EDWARD M GIETKA JR						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0140	CLFENCE 6	0.00
2	0166	CONC, PAVMT	0.00
3	0119	MASONRY WA	0.00
TOTALS		7,098	5,863

TOTAL OB/XF													10,500		
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	0	0.00	100	2008	2008	3	100	2,500	
2	0166	CONC, PAVMT	0	0	0	0	0	0.00	100	2008	2008	3	100	4,500	
3	0119	MASONRY WA	0	0	0	0	0	0.00	100	0	0	3	100	3,500	

BUILDING NOTES	
NULL	

BUILDING DIMENSIONS	
NULL	

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	0		*CG	210.00	210.00	38,250.00	SF		1.00	1.00	1.00	1.00	1.00	38,250							

