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

2027

00-00-00-10969-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,651	100	2026	1,651	34,366
FCP	1,700	50	2026	850	17,693
FUS	1,700	100	2026	1,700	35,386
TOTALS	5,051			4,201	87,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	4,201	96.8200	41.63	174,888	1964	1964	0	0	0	50.00	50.00

4 MANUF LGHT 44% - 2026 Heated Area: 3351 HX Base Yr 2026



743 N MARION AVE, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		323,459
TOTAL MARKET OB/XF VALUE		10,500
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		372,209
SOH/AGL Deduction		0
ASSESSED VALUE		372,209
TOTAL EXEMPTION VALUE	HX HB	30,305
BASE TAXABLE VALUE		341,904
TOTAL JUST VALUE		372,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,209

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	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						

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 10,500

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	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							

REVIEW DATE 04/21/2026 BY KS Total Acres: 0.88 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 11/19/2026 BY SYS

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

2027

00-00-00-10969-000

BUILDING CHARACTERISTICS

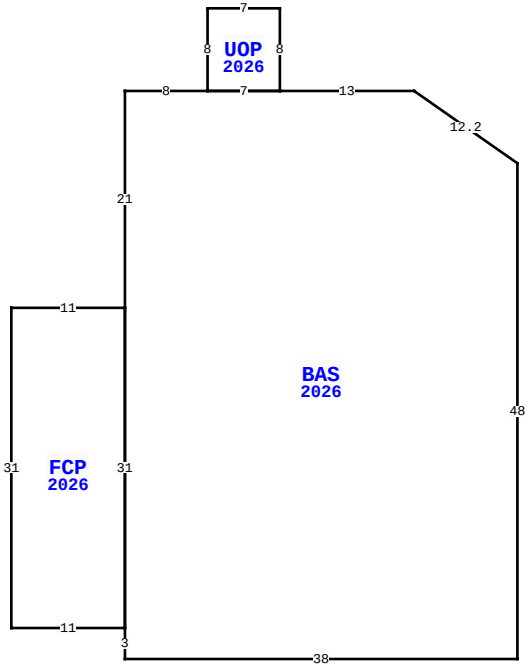
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 0
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		N/A 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,055	100	2026	2,055	50,109
FCP	341	50	2026	170	4,145
UOP	56	30	2026	17	415
TOTALS	2,452			2,242	54,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	06	2,242	90.3000	40.64	91,115	1950	1950	0	0	0	40.00	60.00

5 PREF M B R 0% - 2026 Heated Area: 2055 HX Base Yr 2026



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

743 N MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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TOTAL MARKET VALUE		372,209
SOH/AGL Deduction		0
ASSESSED VALUE		372,209
TOTAL EXEMPTION VALUE	HX HB	30,305
BASE TAXABLE VALUE		341,904
TOTAL JUST VALUE		372,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=60,10] W13 W7 W8 S21 S31 S3 E38 N48 U7L10 $
UOP=[YR=2026;ORIG=40,2] E7 S8 W7 N8 $
FCP=[YR=2026;ORIG=21,31] E11 S31 W11 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/21/2026 BY KS Total Acres: 0.88 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 11/19/2026 BY SYS

NE DIV: BEG N R/W G S & F RR & W
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E 210 FT, S 158.36 FT, W 80 FT,

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

2027

00-00-00-10969-000

BUILDING CHARACTERISTICS

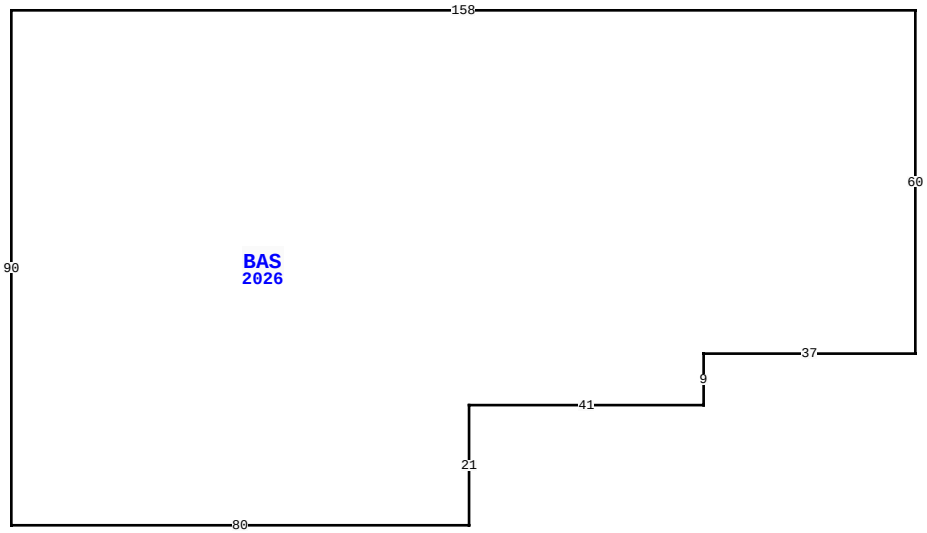
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 0
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	03	MASONRY 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,249	100	2026	12,249	181,347
TOTALS	12,249			12,249	181,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	12,249	68.8700	29.61	362,693	1949	1949	0	0	0	50.00	50.00

6 MANUF LGHT 0% - 2026 Heated Area: 12249 HX Base Yr 2026



743 N MARION AVE, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

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INCOME VALUE		
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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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=70,10] W158 S90 E80 N21 E41 N9 E37 N60 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/21/2026 BY KS Total Acres: 0.88 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 11/19/2026 BY SYS