

N DIV: COMM SW COR BLOCK 75, RUN FOR POB, CONT N 131.5 FT TO S R/ ST, E 187.94 FT, SE 22.75 FT TO

HASSAN AHMED M/ABUAYYASH HAMZAEH I
204 SW TIMBER RIDGE DR
LAKE CITY, FL 32024

2026

00-00-00-11996-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	15	HARDTILE	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		2	100
Stories	0	0	100
Units	0	0	100
Condition Adj	03	03	100
Quality	03	03	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	168	100	
BAS	285	100	
BAS	551	100	
BAS	580	100	
BAS	615	100	
USP	50	35	
TOTALS	2,249		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RESTAURANT	0%	- 0									
Heated Area: 2199 HX Base Yr												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			74,924
TOTAL MARKET OB/XF VALUE			2,500
TOTAL LAND VALUE - MARKET			58,806
TOTAL MARKET VALUE			136,230
SOH/AGL Deduction			0
ASSESSED VALUE			136,230
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			136,230
TOTAL JUST VALUE			136,230
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
135	MAINT/ALTR	50	04/11/2007
125	MAINT/ALTR	50	04/06/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/1283	5/22/2017	WD	U	I	35	200,000
GRANTOR: JOHNNY H PAE						
GRANTEE: AHMED M HASSAN & HA						
1037/1997	2/07/2005	WD	Q	I		115,000
GRANTOR: L D & JUNE LAW						
GRANTEE: JOHNNIE H PAE						

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
1	0260	PAVEMENT-A	0	0	0	0		0.00	100	0	0	3

TOTAL OB/XF													2,500
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	
1	0260	PAVEMENT-A	0	0	0	0		0.00	100	0	0	3	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W15 BAS= W8 S21 E8 N21\$S21 BAS= W8 USP= N5 W10S5 E10\$ W21 S20 E29 N20\$S20 BAS= W29 S19 E29 N19\$ S7 BAS= S12 E15 N19 W15 S7\$ N7 E15 N41\$.												

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	2100	C	RESTAURANT	0		*C-CBD	32.00	201.00	26,136.00	SF		1.00	1.00	1.00	2.25	2.25	58,806								