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

2027

00-00-00-11996-000

BUILDING CHARACTERISTICS

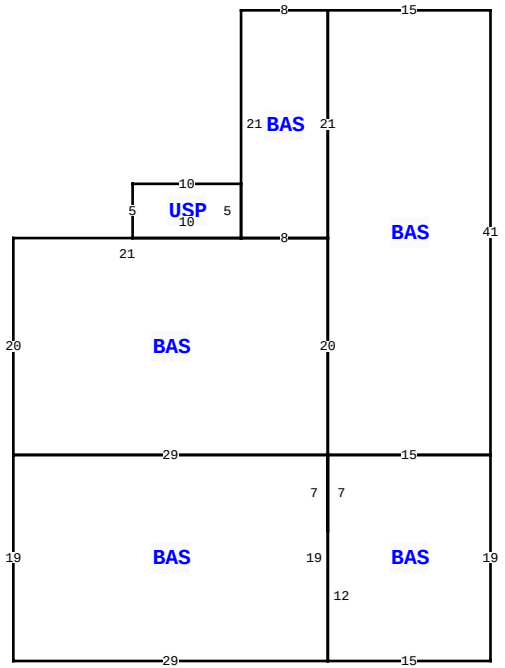
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	15	HARDTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	0	0 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	5,464
BAS	285	100		285	9,270
BAS	551	100		551	17,922
BAS	580	100		580	18,865
BAS	615	100		615	20,003
USP	50	35		18	586
TOTALS	2,249			2,217	72,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	2,217	84.4830	65.05	144,216	1948	1968	0	0	0	50.00	50.00

1 RESTAURANT 0% - 0 Heated Area: 2199 HX Base Yr



138 NW WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	72,108
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	65,340
TOTAL MARKET VALUE	139,948
SOH/AGL Deduction	0
ASSESSED VALUE	139,948
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,948
TOTAL JUST VALUE	139,948
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,948

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						

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$.

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	0.00	0.00	100	0	0	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	2100	C	RESTAURANT	0		*C-CBD	132.00	201.00	26,136.00	SF		1.00	1.00	1.00	2.50	2.50	65,340							

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.60 Total Land Value: 65,340 Market: 0 Agricultural: 0 Common: 65,340 PRINTED 11/17/2026 BY SYS