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

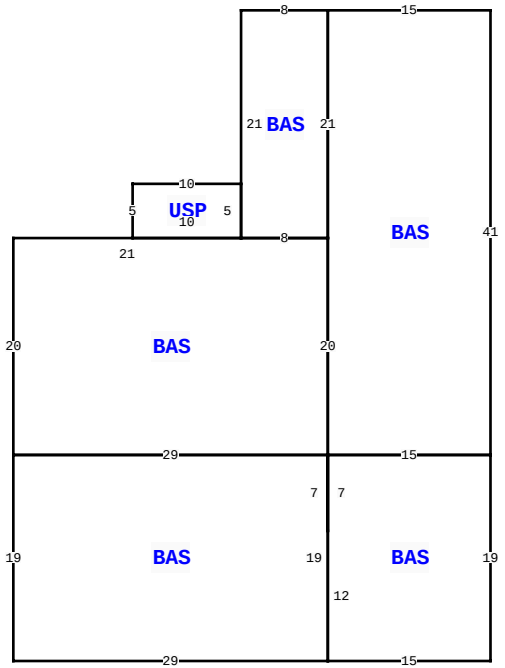
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | 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 | 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 | | | | | | |

## 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 06/23/2026 BY SYS