W DIV: NE1/4 BLOCK 7 EX RD R/W
& N 14 FT OF E1/2 OF S1/2 OF BLO

ABUAYYASH ISHAQ I/ABUAYYASH HAMZAEH I
298 W DUVAL ST
LAKE CITY, FL 32055

2027

00-00-00-12428-000

BUILDING CHARACTERISTICS

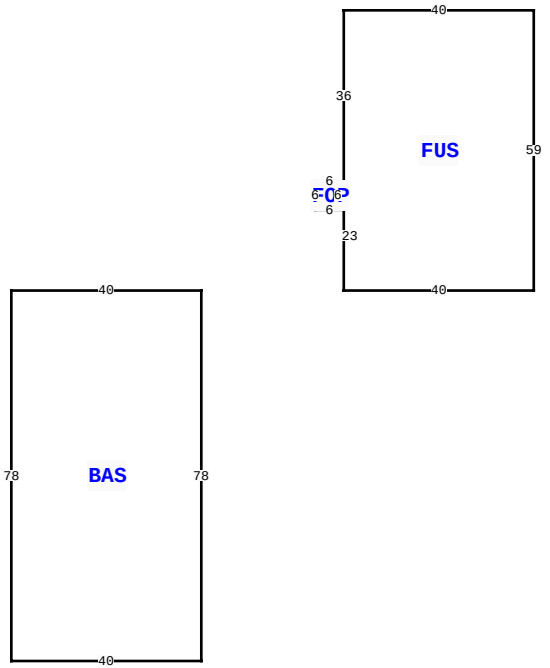
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100		3,120	165,685
FOP	36	30		11	584
FUS	2,360	100		2,360	125,326
TOTALS	5,516			5,491	291,595

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	5,491	123.8443	79.26	435,217	2000	2000	0	0	0	33.00	67.00

2 STORE RETL 0% - 0 Heated Area: 5480 HX Base Yr



298 W DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	3,200.00	UT	1.50	1.50	100	2000	2000	3	100	4,800	
2	0119	MASONRY WA	0	0	110	8	880.00	UT	3.50	3.50	100	2001	2001	3	100	3,080	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	291,595
TOTAL MARKET OB/XF VALUE	7,880
TOTAL LAND VALUE - MARKET	83,790
TOTAL MARKET VALUE	383,265
SOH/AGL Deduction	0
ASSESSED VALUE	383,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	383,265
TOTAL JUST VALUE	383,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1794	COMMERCIAL	492	05/09/2000
1765	DEMOLISH	25	03/29/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1301/1486	9/21/2015	WD	Q	I	01	420,000
GRANTOR: THOMAS A JR & DANA CO						
GRANTEE: ISHAQ I & HAMZAEH I						
0896/2658	2/14/2000	WD	Q	I	03	160,000
GRANTOR: EDWIN DENNARD & LEWIS						
GRANTEE: THOMAS A JR & DANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S78 E40 N78$ PTR= E30 FUS= E40 N59 W40 S36 FOP= W6 S6 E6 N6$ S23$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 7,880

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	1100	C	STORE 1FLR	0		*CG	0.00	0.00	11,970.00	SF		1.00	1.00	1.00	7.00	7.00	83,790							

REVIEW DATE 10/31/2016 BY DF Total Acres: 0.27 Total Land Value: 83,790 Market: 0 Agricultural: 0 Common: 83,790 PRINTED 11/17/2026 BY SYS