E DIV:BEG SW COR LOT 7 BLOCK 1 M
RUN N 153.14 FT TO N R/W DUVAL
70.28 FT, SE 19.09 FT TO E R/W C

MOLAMAHMOUDI MOHAMMADFOAD
298 NW HARRIS LOOP
LAKE CITY, FL 32055

2027

00-00-00-12928-000

BUILDING CHARACTERISTICS

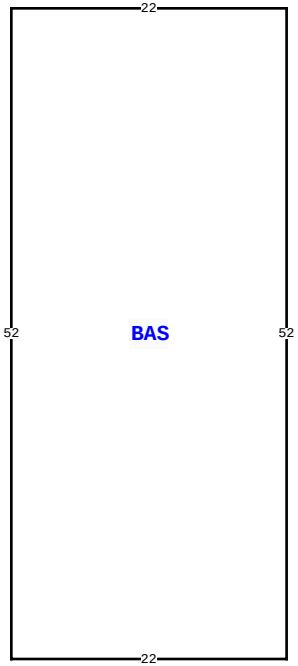
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	41,270
TOTALS	1,144			1,144	41,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	1,144	93.7062	72.15	82,540	1940	1980	0	0	0	50.00	50.00

1 RESTAURANT 0% - 2022 Heated Area: 1144 HX Base Yr



1002 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	41,270
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	36,042
TOTAL MARKET VALUE	81,512
SOH/AGL Deduction	0
ASSESSED VALUE	81,512
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,512
TOTAL JUST VALUE	81,512
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,512

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-096	REMODEL	188	03/11/2013
1443	REMODEL	11	02/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1431/2083	2/12/2021	PR	U	I	19	100
GRANTOR: SHAMZINZADEH DILAN						
GRANTEE: MOLAMAHMOUDI MOHAMM						
1244/1612	11/09/2012	WD	Q	I	01	53,000
GRANTOR: STEVE KIRALY						
GRANTEE: MONIRAH MORADI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S52 E22 N52$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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		*CG	85.00	153.00	13,106.00	SF		1.00	1.00	1.00	2.75	2.75	36,042							

REVIEW DATE 12/05/2016 BY DF Total Acres: 0.30 Total Land Value: 36,042 Market: 0 Agricultural: 0 Common: 36,042 PRINTED 11/17/2026 BY SYS