

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

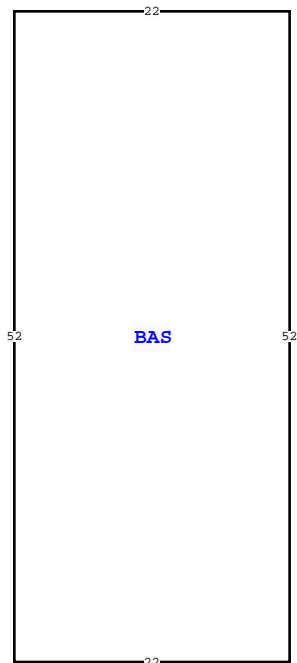
MOLAMAHMOUDI MOHAMMADFOAD  
 298 NW HARRIS LOOP  
 LAKE CITY, FL 32055

**2026**

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         |

| MARKET ADJUSTMENTS |            |           |             |                |                |     |     |      |      |      |        |                   |            |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-------------------|------------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                   |            |
| 1                  | RESTAURANT | 0%        | - 2022      |                |                |     |     |      |      |      |        | Heated Area: 1144 | HX Base Yr |



|                  |                      |             |      |              |                      |
|------------------|----------------------|-------------|------|--------------|----------------------|
| 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               |

| 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   | 78,235    |  |             |   |

| 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      |            |           |       |       |        |            |

| 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 | % 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             |       |

|                            |  |  |  |  |  |  |  |  |  |          |  |           |            |
|----------------------------|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|
| 1002 E DUVAL ST, LAKE CITY |  |  |  |  |  |  |  |  |  | BLD DATE |  | LGL DATE  |            |
|                            |  |  |  |  |  |  |  |  |  | XF DATE  |  | LAND DATE | 05/12/2026 |
|                            |  |  |  |  |  |  |  |  |  | INC DATE |  | AG DATE   | MLU        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W22 S52 E22 N52\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

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