

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

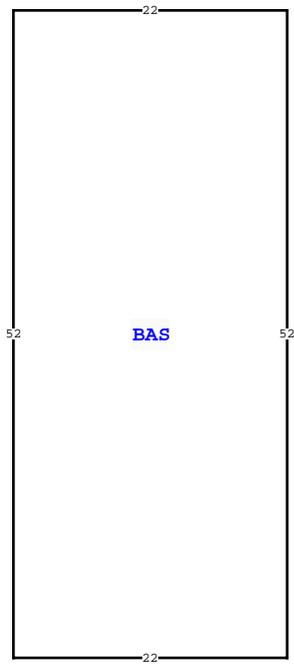
MOLAMAHMOUDI MOHAMMADFOAD
 298 NW HARRIS LOOP
 LAKE CITY, FL 32055

2026

00-00-00-12928-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,144	100	
TOTALS	1,144		42,877

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



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			42,877
TOTAL MARKET OB/XF VALUE			4,200
TOTAL LAND VALUE - MARKET			32,765
TOTAL MARKET VALUE			79,842
SOH/AGL Deduction			0
ASSESSED VALUE			79,842
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			79,842
TOTAL JUST VALUE			79,842
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	

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	2.50	2.50	32,765								