

E DIV: BEG INTERS E R/W CHURCH S
ST. RUN E ALONG R/W 90.21 FT, S
104.67 FT TO E R/W CHURCH ST, N

DEEYA PATEL, LLC
817 ROSE POINT CIRCLE
VALDOSTA, GA 31605

2026

00-00-00-13229-000
00-00-00-13229-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	19	COMMON BRK	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	04	PLYWOOD	100
Interior Floor	06	VINYL ASB	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		3	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		3	100
Stories	0	0	100
Units		0	100
Condition Adj	02	02	100
Quality	04	04	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	860317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	250	100	
BAS	320	100	
BAS	1,792	100	
CAN	610	30	
SFB	200	80	
TOTALS	3,172		
			2,705
			69,965

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	NBHD STORE	0%	- 2023									Heated Area: 2562 HX Base Yr	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			69,965
TOTAL MARKET OB/XF VALUE			5,000
TOTAL LAND VALUE - MARKET			59,865
TOTAL MARKET VALUE			134,830
SOH/AGL Deduction			0
ASSESSED VALUE			134,830
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			134,830
TOTAL JUST VALUE			134,830
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			129,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/764	8/29/2022	WD	U	I	35	310,000
GRANTOR: PATIDAR INVESTMENTS						
GRANTEE: DEEYA PATEL, LLC						
0921/1535	2/26/2001	WD	Q	I		110,000
GRANTOR: W MARCHANT						
GRANTEE: PATIDAR INVESTMENTS						

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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	

394 E DUVAL ST, LAKE CITY

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W4 BAS= W32 S10 E32 N10\$ S10 W32 S32 CAN= S10 E61 N10 W61\$ E61 N9 BAS= N25 W10S25 E10\$ W10 N25 SFB= E10 N8W25 S8 E15\$ W15 N8\$.													

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	1100	C	STORE 1FLR	0		*CG	105.00	195.00	19,955.00	SF		1.00	1.00	1.20	2.50	3.00	59,865							