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

2027

00-00-00-13229-000

BUILDING CHARACTERISTICS

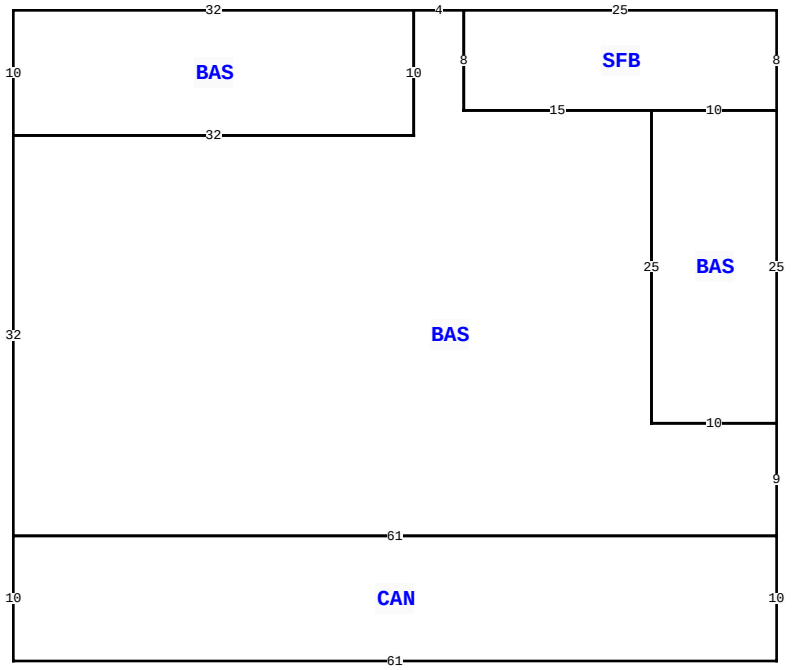
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	250	100		250	6,125
BAS	320	100		320	7,840
BAS	1,792	100		1,792	43,904
CAN	610	30		183	4,484
SFB	200	80		160	3,920
TOTALS	3,172			2,705	66,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	04	2,705	68.0594	49.00	132,545	1965	1965	0	0	0	50.00	50.00

1 NBHD STORE 0% - 2023 Heated Area: 2562 HX Base Yr



394 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	66,272
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	65,852
TOTAL MARKET VALUE	137,124
SOH/AGL Deduction	0
ASSESSED VALUE	137,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,124
TOTAL JUST VALUE	137,124
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,124

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						

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 5,000

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	105.00	195.00	19,955.00	SF		1.00	1.00	1.20	2.75	3.30	65,852							

REVIEW DATE 12/20/2022 BY CP Total Acres: 0.46 Total Land Value: 65,852 Market: 0 Agricultural: 0 Common: 65,852 PRINTED 11/17/2026 BY SYS