

FORT WHITE:COMM SE COR BLK 44,
 RUN W 61.09 FT FOR POB, CONT W
 79.72 FT, N 75.9 FT, E 28.20

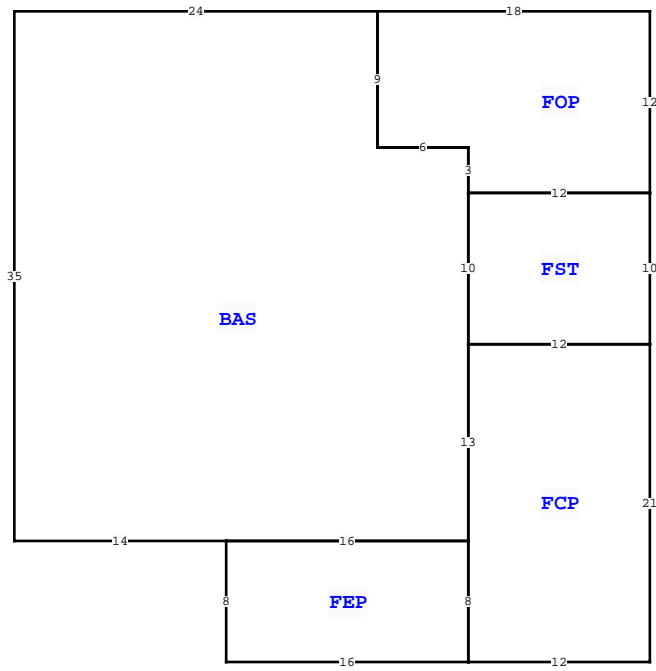
PATEL GHANSHYAMBHAI G
 19098 NW 164TH RD
 HIGH SPRINGS, FL 32643

2026

00-00-00-14396-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	996	100	
FCP	252	25	
FEP	128	80	
FOP	198	30	
FST	120	55	
TOTALS	1,694		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,286	114.8000	128.58	165,354	1960	1960	0	0	35.00	65.00		
2 SINGLE FAM 0% - 2024 Heated Area: 996 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			107,480
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			24,850
TOTAL MARKET VALUE			132,530
SOH/AGL Deduction			0
ASSESSED VALUE			132,530
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			132,530
TOTAL JUST VALUE			132,530
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			128,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050979	Electrical Servic	0	10/04/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/1611	6/17/2009	WD Q	Q	I	01	75,000

GRANTOR: CENTRAL FLORIDA INVES
 GRANTEE: GHANSHYAMBHAI G PAT
 1067/0237 11/22/2005 WD Q V 03 100
 GRANTOR: NIBLACK
 GRANTEE: CENTRAL FL INVESTOR

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S35 E14 FEP= S8 E16N8 W16\$ E16 FCP= S8 E12 N21 W12 S13\$ N13 FST= E12 N10 W12S10\$ N10 FOP= E12 N12 W18 S9 E6 S3\$ N3 W6 N9\$.	

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	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

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	0100	C	SFR	0		00	0.00	0.00	7,100.00	SF		1.00	1.00	1.00	3.50	3.50	24,850							