

FORT WHITE: BEG NE COR BLOCK 55  
 S 206.92 FT, W 121.79 FT, N 88.1  
 E 1.0 FT, N 117.61 FT, E 119.79

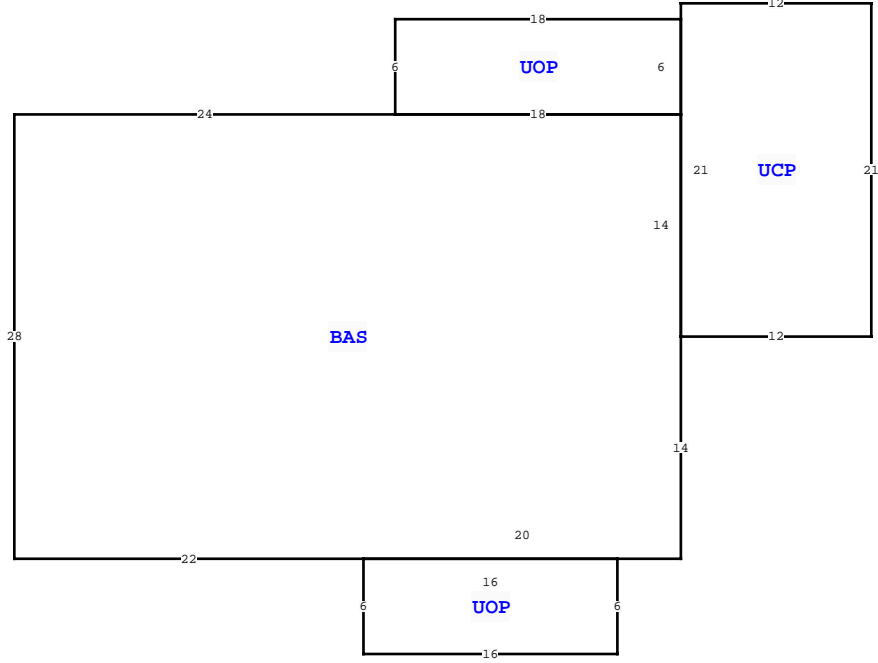
DHRUVI PROPERTY, LLC  
 10832 SW 91ST AVE  
 OCALA, FL 34481

**2026**

00-00-00-14424-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	50
Interior Wall	05	DRYWALL	50
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,176	100	
UCP	252	20	
UOP	96	20	
UOP	108	20	
TOTALS	1,632		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,267	62.9000	70.45	89,260	1957	1957	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1176 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			184,821
TOTAL MARKET OB/XF VALUE			14,640
TOTAL LAND VALUE - MARKET			95,400
TOTAL MARKET VALUE			294,861
SOH/AGL Deduction			0
ASSESSED VALUE			294,861
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,861
TOTAL JUST VALUE			294,861
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050366	Roof Replacement	23,000	07/16/2024
000044188	Roof Replacement	19,976	04/14/2022
000044189	Roof Replacement	8,939	04/14/2022
27111	COMMERCIAL	1,004	06/24/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/1198	4/07/2015	WD	U	I	35	450,000

GRANTOR: SNIDER-WARD PROPRTIE  
 GRANTEE: DHRUVI PROPERTY, LL  
 1290/2473 2/04/2015 QC U I 11 100  
 GRANTOR: ELLEN PARNELL PORTER-  
 GRANTEE: K2 INVESTMENT PROPE

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0120	CLFENCE	4	0	0	40	8	UT	4.50	4.50	50
3	0166	CONC,PAVMT	0	0	0	0	6,910.00	UT	2.00	2.00	100

TOTAL OB/XF											
14,640											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	2100	C RESTAURANT	0			0.00	0.00	15,900.00	SF		1.00
2	0100	C SFR	0			0.00	0.00	15,900.00	SF		1.00

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

**BUILDING DIMENSIONS**  
 BAS= W24 S28 E22 UOP= S6 E16N6 W16\$ E20 N14 UCP= E12 N21 W12  
 S21\$ N14 UOP= N6 W18 S6 E18\$ W18\$.

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	2100	C	RESTAURANT	0			0.00	0.00	15,900.00	SF	1.00
2	0100	C	SFR	0			0.00	0.00	15,900.00	SF	1.00

