

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

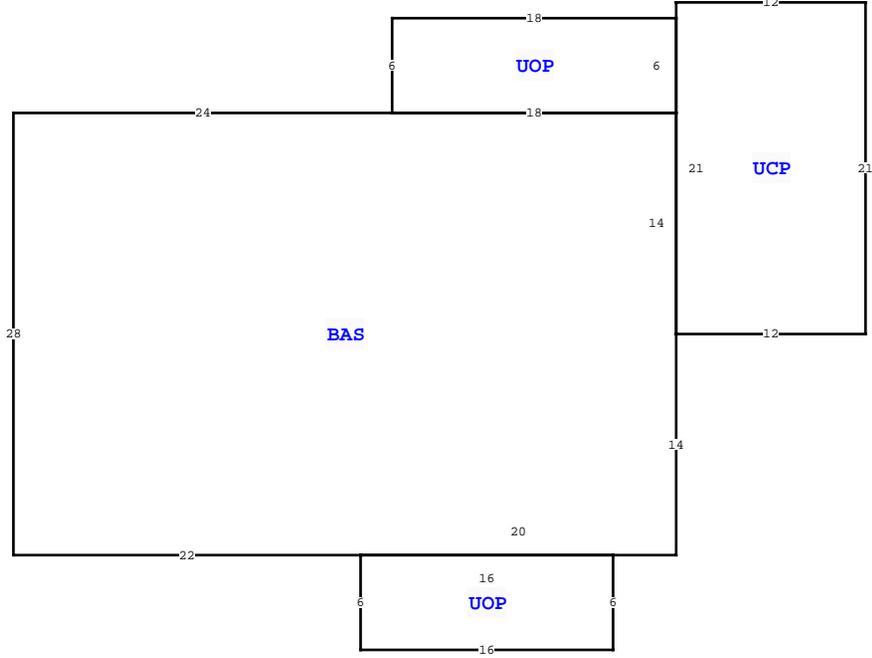
DHRUVI PROPERTY, LLC
 10832 SW 91ST AVE
 OCALA, FL 34481

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	71.71	90,857	1957	1957	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1176 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		189,991	
TOTAL MARKET OB/XF VALUE		14,640	
TOTAL LAND VALUE - MARKET		83,475	
TOTAL MARKET VALUE		288,106	
SOH/AGL Deduction		0	
ASSESSED VALUE		288,106	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		288,106	
TOTAL JUST VALUE		288,106	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		286,029	

BLDG:2:1: SUBWAY- 7776 SW US HWY 27 FT WHITE, FL 3
 BLDG:1:1: HOUSE - 280 SW CULLEN AVE FT WHITE, FL 3

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	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	100	
2	0120	CLFENCE	4	0	0	40	8	UT	4.50	4.50	50	1993	1993	3	50	720	
3	0166	CONC,PAVMT	0	0	0	0	6,910.00	UT	2.00	2.00	100	2008	2008	3	100	13,820	

TOTAL OB/XF													
14,640													

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	DPHT 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			0.00	0.00	15,900.00	SF		1.00	1.00	1.00	3.50	3.50	55,650							
2	0100	C	SFR	0			0.00	0.00	15,900.00	SF		1.00	1.00	0.50	3.50	1.75	27,825							

