FORT WHITE: 90 FT E & W BY 120 F
NW COR OF BLOCK 55 ALSO 89 FT E
N & S IN SW COR SAID BLOCK 55.

TOMWAN PROPERTIES LLC
1326 E LUMSDEN RD
BRANDON, FL 33511

2026

00-00-00-14425-000

BUILDING CHARACTERISTICS

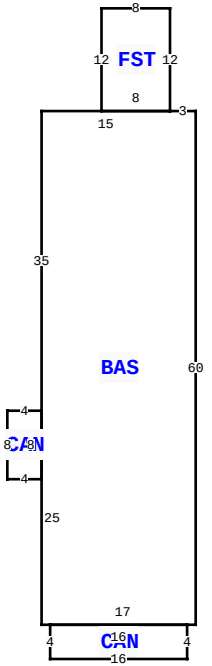
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	139,512
CAN	32	30		10	1,292
CAN	64	30		19	2,455
FST	96	50		48	6,201
TOTALS	1,272			1,157	149,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	1,157	146.2608	134.56	155,686	2019	2019	0	0	0	4.00	96.00

2 RES F/FOOD 0% - 0 Heated Area: 1080 HX Base Yr



7788 SW US HIGHWAY 27 , FORT WHITE

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	0166	CONC,PAVMT	0	0	0	0	9,532.00	UT	2.00	2.00	100	2019	2019	3	100	19,064	
2	0164	CONC BIN	0	0	10	10	100.00	UT	11.00	11.00	100	2019	2019	3	100	1,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	149,459
TOTAL MARKET OB/XF VALUE	20,164
TOTAL LAND VALUE - MARKET	75,240
TOTAL MARKET VALUE	244,863
SOH/AGL Deduction	0
ASSESSED VALUE	244,863
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,863
TOTAL JUST VALUE	244,863
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,458

SALE:2:1: LIFE ESTATE-GEORGE DECEASED-REVERTS BACK

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37762	COMMERCIAL	2,061	02/19/2019
27635	COMMERCIAL	301	02/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
3394/1878	8/28/2019	WD	U	I	11	100
GRANTOR: RONYA PROPERTIES LLC						
GRANTEE: TOMWAN PROPERTIES L						
1353/2604	2/12/2018	WD	Q	I	01	125,000
GRANTOR: ARVIND PATEL MD & VAR						
GRANTEE: RONYA PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FST= N12 W8 S12 E8$ W15 S35 CAN= W4 S8 E4 N8$ S25 E1
CAN= S4 E16 N4 W16$ E17 N60$.

LAND DESCRIPTION

TOTAL OB/XF 20,164

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	2100	C	RESTAURANT	0			0.00	0.00	18,810.00	SF		1.00	1.00	1.00	4.00	4.00	75,240							

REVIEW DATE 09/08/2019 BY ME Total Acres: 0.43 Total Land Value: 75,240 Market: 0 Agricultural: 0 Common: 75,240 PRINTED 06/22/2026 BY SYS