COMM NW COR OF SE1/4, RUN E 1177
TO W RW US-41, RUN S ALONG RW 48
POB, CONT S 210 FT, W 250 FT, N

PATEL RASHMIKUMAR R/PATEL BAKULA R
DIPLOMAT 41 SOUTH, 14240 S US HWY 441
LAKE CITY, FL 32024

2027

03-6S-17-09596-000

BUILDING CHARACTERISTICS

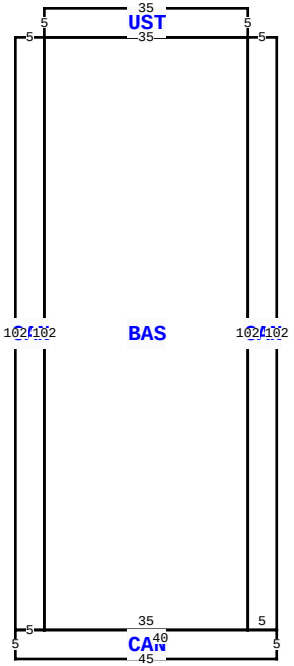
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		42 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0110	SFRES/COMMERCIAL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,570	100		3,570	13,380
CAN	225	30		68	255
CAN	510	30		153	573
CAN	510	30		153	573
UST	175	40		70	262
TOTALS	4,990			4,014	15,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8801	07	4,014	50.6491	18.74	75,222	1969	1969	0	0	30	50.00	20.00

1 C B MISC 0% - 0 Heated Area: 3570 HX Base Yr



14240 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,946
TOTAL MARKET OB/XF VALUE		7,995
TOTAL LAND VALUE - MARKET		86,969
TOTAL MARKET VALUE		128,910
SOH/AGL Deduction		4,802
ASSESSED VALUE		124,108
TOTAL EXEMPTION VALUE	HX HB	35,439
BASE TAXABLE VALUE		88,669
TOTAL JUST VALUE		128,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0548/0379	10/01/1984	WD	Q	I	01	155,000
GRANTOR:						
GRANTEE:						
0487/0467	3/01/1982	WD	Q	I	01	125,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N5 W35 S5 E35$ BAS= W35 CAN= W5 S102 E5 N102$ S102 CAN= W5 S5 E45 N5 W40$ E35 CAN= E5 N102 W5 S102$ N102$.

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	500	
2	0294	SHED WOOD/	0	100	12	11	132.00	UT	7.50	7.50	50	1993	1993	3	50	495	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,995

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	0102	C	SFR/MH	100		CHI	0.00	0.00	9,147.00	SF		1.00	1.00	0.55	3.00	1.65	15,093							
2	0102	C	SFR/MH	100		CHI	0.00	0.00	17,207.00	SF		1.00	1.00	0.55	3.00	1.65	28,392							
3	3900	C	MOTEL	0		CHI	0.00	0.00	26,354.00	SF		1.00	1.00	0.55	3.00	1.65	43,484							

REVIEW DATE 03/31/2026 BY JB Total Acres: 1.21 Total Land Value: 86,969 Market: 0 Agricultural: 0 Common: 86,969 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SE1/4, RUN E 1177
TO W RW US-41, RUN S ALONG RW 48
POB, CONT S 210 FT, W 250 FT, N

PATEL RASHMIKUMAR R/PATEL BAKULA R
DIPLOMAT 41 SOUTH, 14240 S US HWY 441
LAKE CITY, FL 32024

2027

03-6S-17-09596-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	07	ASB SHNGLE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0110	SFRES/COMMERCIAL

MAP NUM | MKT AREA 02

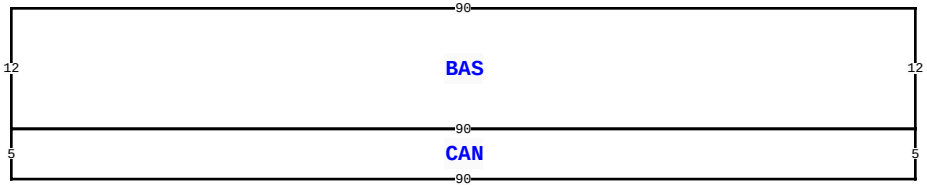
NEIGHBORHOOD/LOC 3617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	4,126
CAN	450	30		135	516
TOTALS	1,530			1,215	4,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8801	07	1,215	51.6348	19.10	23,206	1971	1971	0	0	30	50.00	20.00

2 C B MISC 0% - 0 Heated Area: 1080 HX Base Yr



14240 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,946
TOTAL MARKET OB/XF VALUE		7,995
TOTAL LAND VALUE - MARKET		86,969
TOTAL MARKET VALUE		128,910
SOH/AGL Deduction		4,802
ASSESSED VALUE		124,108
TOTAL EXEMPTION VALUE	HX HB	35,439
BASE TAXABLE VALUE		88,669
TOTAL JUST VALUE		128,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0548/0379	10/01/1984	WD	Q	I	01	155,000
GRANTOR:						
GRANTEE:						
0487/0467	3/01/1982	WD	Q	I	01	125,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W90 S12 CAN= S5 E90 N5 W90$ E90 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/31/2026 BY JB Total Acres: 1.21 Total Land Value: 86,969 Market: 0 Agricultural: 0 Common: 86,969 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SE1/4, RUN E 1177
TO W RW US-41, RUN S ALONG RW 48
POB, CONT S 210 FT, W 250 FT, N

PATEL RASHMIKUMAR R/PATEL BAKULA R
DIPLOMAT 41 SOUTH, 14240 S US HWY 441
LAKE CITY, FL 32024

2027

03-6S-17-09596-000

BUILDING CHARACTERISTICS

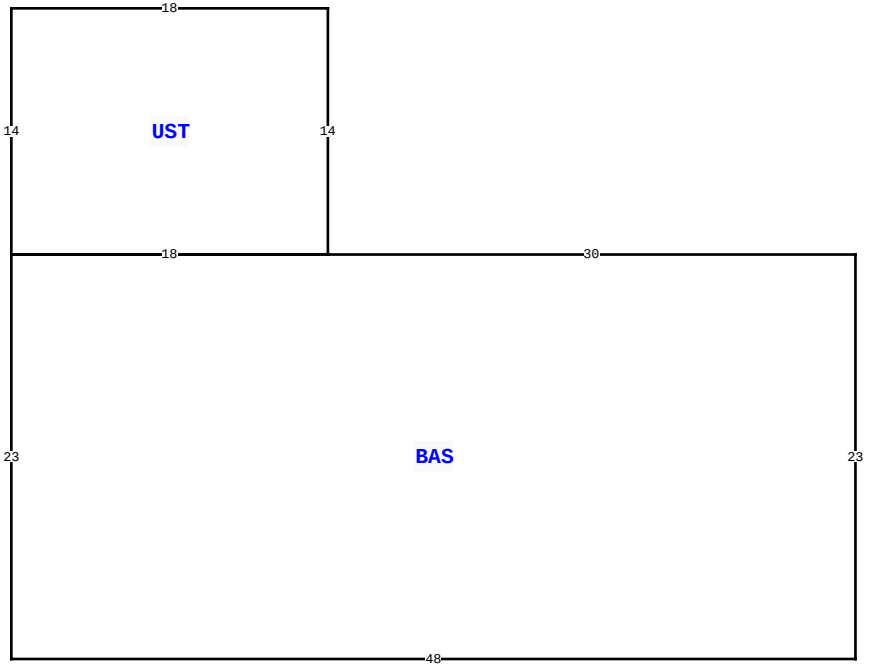
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0110	SFRES/COMMERCIAL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	12,937
UST	252	45		113	1,324
TOTALS	1,356			1,217	14,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,217	97.6500	58.59	71,304	1987	1987	0	0	20	60.00	20.00

3 MOBILE HME 100% - 0 Heated Area: 1104 HX Base Yr



14240 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		33,946
TOTAL MARKET OB/XF VALUE		7,995
TOTAL LAND VALUE - MARKET		86,969
TOTAL MARKET VALUE		128,910
SOH/AGL Deduction		4,802
ASSESSED VALUE		124,108
TOTAL EXEMPTION VALUE	HX HB	35,439
BASE TAXABLE VALUE		88,669
TOTAL JUST VALUE		128,910
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0548/0379	10/01/1984	WD	Q	I	01	155,000
GRANTOR:						
GRANTEE:						
0487/0467	3/01/1982	WD	Q	I	01	125,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UST= N14 W18 S14 E18$ W18 S23 E48 N23$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/31/2026 BY JB Total Acres: 1.21 Total Land Value: 86,969 Market: 0 Agricultural: 0 Common: 86,969 PRINTED 11/17/2026 BY SYS