COMM NE COR OF SEC, S 2938.03 FT
269.72 FT, W 323 FT, N 269.72 FT
POB & COMM NW COR OF NE1/4 OF SE

ARMAS & SURIS RESTORATION LLC
1429 CARLOTTA RD WEST
JACKSONVILLE, FL 32211

2027

14-5S-16-03612-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

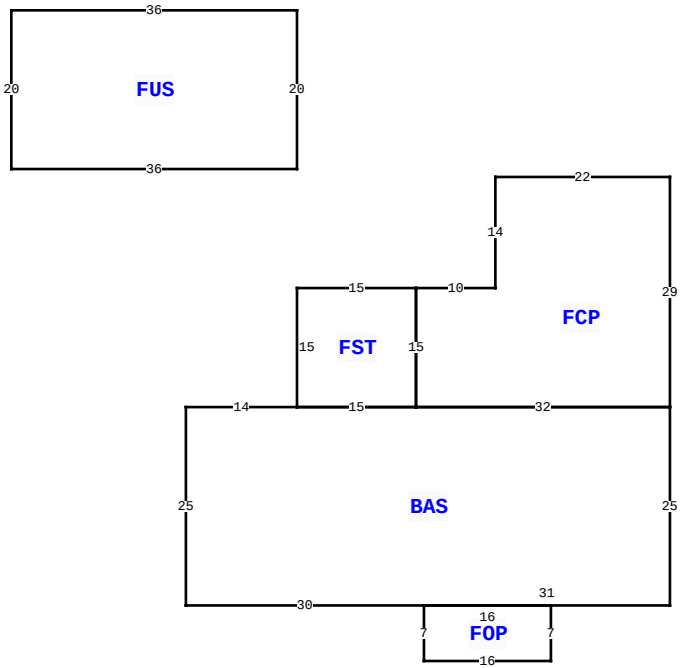
NEIGHBORHOOD/LOC 14516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,525	100		1,525	48,160
FCP	788	25		197	6,221
FOP	112	30		34	1,074
FST	225	55		124	3,916
FUS	720	100		720	22,738
TOTALS	3,370			2,600	82,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,600	71.7696	78.95	205,270	1974	1974	0	0	25	35.00	40.00

1 SINGLE FAM 0% - 2023 Heated Area: 2245 HX Base Yr



1344 SW OLD WIRE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	20	1996	1996	3	20	7,168	
3	0166	CONC,PAVMT	0	0	0	0	772.00	UT	1.50	1.50	100	1996	1996	3	100	1,158	
4	0166	CONC,PAVMT	0	0	0	0	308.00	UT	2.25	2.25	100	2009	2009	3	100	693	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,108
TOTAL MARKET OB/XF VALUE	10,919
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	158,027
SOH/AGL Deduction	0
ASSESSED VALUE	158,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,027
TOTAL JUST VALUE	158,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11855	POOL	113	11/13/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1578/857	9/21/2026	WD	Q	I	01	180,500
GRANTOR: SEETARAM KISHORE						
GRANTEE: ARMAS & SURIS RESTO						
1578/855	9/21/2026	WD	U	I	11	100
GRANTOR: EAST WEST 6683, LLC						
GRANTEE: SEETARAM KISHORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S25 E30 FOP= S7 E16N7 W16$ E31 N25 FCP= N29 W22 S14 W10 S15 E32$ W32 FST= N15 W15 S15 E15$ W15$ PTR=N30 FUS= N20 W36 S20 E36$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 10,919

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	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	26,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	39,000							

REVIEW DATE 02/06/2026 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS