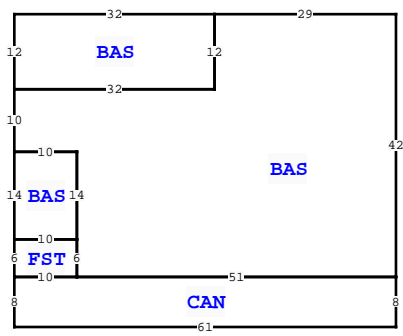
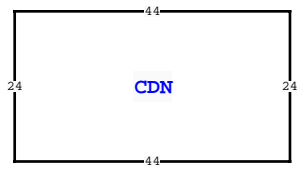


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		6	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1126	CONV STORE/GAS	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	140	100	
BAS	384	100	
BAS	1,978	100	
CAN	488	30	
CDN	1,056	35	
FST	60	50	
TOTALS	4,106		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	NBHD CONVE	0%	- 0									
					Heated Area: 2502							
					HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			125,273
TOTAL MARKET OB/XF VALUE			5,630
TOTAL LAND VALUE - MARKET			13,500
TOTAL MARKET VALUE			144,403
SOH/AGL Deduction			0
ASSESSED VALUE			144,403
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			144,403
TOTAL JUST VALUE			144,403
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,757
LAND:1:1: 0.41 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
24627	REMODEL	0	06/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/0380	10/14/2010	WD	U	I	11	0
GRANTOR: MANOUCHEHR HESHMAT						
GRANTEE: MANOUCH INVESTMENT						
0858/2025	4/24/1998	WD	Q	I		105,000
GRANTOR: J MILLER AS TRUSTEE						
GRANTEE: MANOUCHEHR HESHMAT						

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
1	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0166	CONC, PAVMT	0	0	12	35	UT	1.50	1.50	100	1999	1999

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES												
2044 N US HIGHWAY 441 , LAKE CITY												

BUILDING DIMENSIONS												
BAS= W29 BAS= W32 S12 E32 N12\$ S12 W32 S10 BAS= S14 E10N14 W10\$ E10 S14 FST= W10 S6 E10 N6\$ S6 CAN= W10 S8 E61 N8 W51\$ E51 N42\$ PTR= N30 CDN= N24 W44 S24 E44\$ S30\$.												

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	1410	C	CONV STORE	0		00	0.00	150.00	18,000.00	SF		1.00	1.00	1.00	0.75	0.75	13,500								