

COMM INTERS S LINE OF SEC & E R/
NW ALONG R/W 621 FT FOR POB, RUN
FT, NW 135.71 FT, W 169.19 FT TO

SONI DHIMANT/SONI GITA
115 SW ENCHANTED CT
LAKE CITY, FL 32024

2026

21-4S-17-08657-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY STUC	90		
Exterior Wall	19	COMMON BRK	10		
Roof Structure	09	RIDGE FRME	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	100		
Ceiling	01	FIN.SUSPD	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		4	100		
Frame	03	MASONRY	100		
Story Height		10	100		
RMS		3	100		
Stories	0	0	100		
Units		0	100		
Condition Adj	03	03	100		
Quality		04	04		
DOR CODE	1126	CONV STORE/GAS			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	21417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100		1,791	61,584
CAN	426	30		128	4,402
CAN	1,440	30		432	14,855
FST	533	50		266	9,147
TOTALS	4,190			2,617	89,986

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: 1791								
				HX Base Yr								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				89,986		
TOTAL MARKET OB/XF VALUE				6,009		
TOTAL LAND VALUE - MARKET				24,360		
TOTAL MARKET VALUE				120,355		
SOH/AGL Deduction				0		
ASSESSED VALUE				120,355		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				120,355		
TOTAL JUST VALUE				120,355		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				117,904		
SALE:1:1: CONVENIENCE STORE/ MAY BE PERS PROP INVO						
PRMT:1:1: GAS PUMP CANOPY						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
14323	ADDN COMM	85	07/28/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0852/2063	2/02/1998	WD Q	Q	I		109,000
GRANTOR: BENZ						
GRANTEE: SONI						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W30 S31 CAN= S6 E71 N6 W71\$ E71 N21 FST= N13 W41 S13 E41\$W41 N10\$ PTR=N30 CAN= N24 W60 S24 E60\$ S30\$.						

EXTRA FEATURES		5277 S US HIGHWAY 441 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0260	PAVEMENT-A	0.00
2	0166	CONC,PAVMT	1.50
3	0140	CLFENCE 6	3.80

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/14/2026		MLU

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	0260	PAVEMENT-A	0	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	4,400	
2	0166	CONC,PAVMT	0	0 0	850.00	UT	1.50	1.50	100	1998	1998	3	100	1,275	
3	0140	CLFENCE 6	0	0 0	88.00	UT	3.80	3.80	100	1998	1998	3	100	334	

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		A-1	0.00	0.00	0.60	AC		1.00	1.00	1.40	29,000.00	40,600.00	24,360							

TOTAL OB/XF		6,009																						