

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

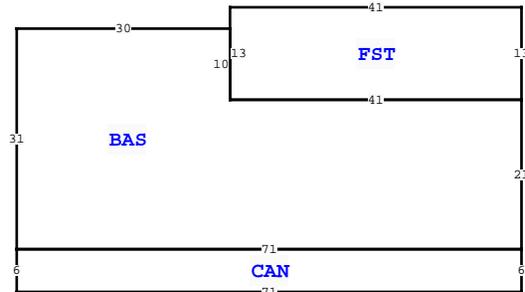
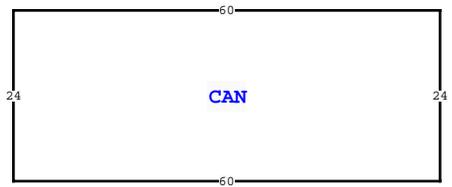
SONI DHIMANT/SONI GITA  
115 SW ENCHANTED CT  
LAKE CITY, FL 32024

**2026**

21-4S-17-08657-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,791	100	
CAN	426	30	
CAN	1,440	30	
FST	533	50	
TOTALS	4,190		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4300	04	2,617	90.4810	72.38	189,418	1952	1985	0	0	50.00	50.00	
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				94,709		
TOTAL MARKET OB/XF VALUE				6,009		
TOTAL LAND VALUE - MARKET				23,100		
TOTAL MARKET VALUE				123,818		
SOH/AGL Deduction				0		
ASSESSED VALUE				123,818		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				123,818		
TOTAL JUST VALUE				123,818		
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																
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	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	27,500.00	38,500.00	23,100								