COMM NE COR OF SEC, RUN W 33
FT TO W R/W OF CO RD, S ALONG
R/W 1164.37 FT FOR POB, CONT S

PATEL & PATIDAR PROPERTIES INC
616 SE 47TH LOOP
OCALA, FL 34480

2027

25-4S-16-03129-000

BUILDING CHARACTERISTICS

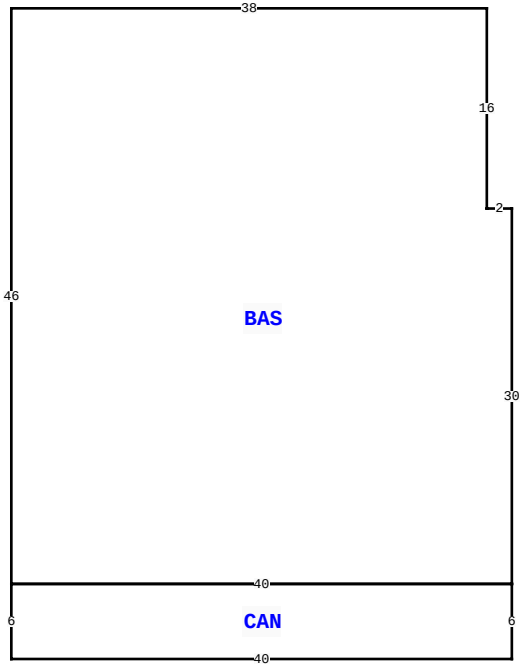
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,808	100		1,808	75,743
CAN	240	30		72	3,016
TOTALS	2,048			1,880	78,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	04	1,880	105.7980	76.17	143,200	1972	1995	0	0	0	45.00	55.00

1 NBHD STORE 0% - 0 Heated Area: 1808 HX Base Yr



327 SW COUNTY ROAD 242 , 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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	980	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	78,760
TOTAL MARKET OB/XF VALUE	1,780
TOTAL LAND VALUE - MARKET	65,588
TOTAL MARKET VALUE	146,128
SOH/AGL Deduction	0
ASSESSED VALUE	146,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,128
TOTAL JUST VALUE	146,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1097/1401	9/28/2006	WD	U	I	09	455,000
GRANTOR: WOOD PICK QUICK INC						
GRANTEE: PATEL & PATIDAR PRO						
0562/0176	4/01/1985	WD	Q	I		55,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S46 CAN= S6 E40 N6 W40$ E40 N30 W2 N16$.

LAND DESCRIPTION

TOTAL OB/XF 1,780

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	1100	C	STORE 1FLR	0		CN	159.00	120.00	19,080.00	SF		1.00	1.00	1.25	2.75	3.44	65,588							

REVIEW DATE 12/03/2021 BY ME Total Acres: 0.44 Total Land Value: 65,588 Market: 0 Agricultural: 0 Common: 65,588 PRINTED 11/17/2026 BY SYS