

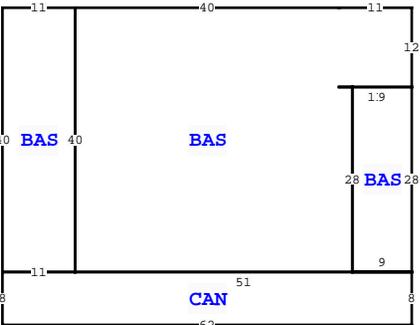
COMM SE COR OF NE1/4 OF NW1/4,
 RUN W 67.86 FT TO W R/W OF
 CR-252, N 99.78 FT FOR POB,

RUBAIYA INC
 355 SE LLEWELLYN AVE
 LAKE CITY, FL 32025

2026

26-3S-15-00272-001


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 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		3 100
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 01
NEIGHBORHOOD/LOC	26315.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	252	100
BAS	440	100
BAS	1,788	100
CAN	496	30
CAN	1,500	30
TOTALS	4,476	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
4300	04	3,079	84.9056	67.92	209,126	1981	2010	0	3	0	14.00	83.00		
1 NBHD CONVE 0% - 2021 Heated Area: 2480 HX Base Yr														
														
														
9670 W US HIGHWAY 90 , LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/15/2026 MLU				
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	173,575	
TOTAL MARKET OB/XF VALUE	4,500	
TOTAL LAND VALUE - MARKET	23,748	
TOTAL MARKET VALUE	201,823	
SOH/AGL Deduction	0	
ASSESSED VALUE	201,823	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	201,823	
TOTAL JUST VALUE	201,823	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	189,555	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046925	Remodel	25,000	04/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0791	7/15/2020	WD Q	Q	I	01	100,000
GRANTOR: OM SHIV OF LAKE CITY						
GRANTEE: RUBAIYA ICN						
1253/0112	4/16/2013	WD U	U	I	37	450,000
GRANTOR: STAFFORD L JR & ANNE						
GRANTEE: OM SHIV OF LAKE CIT						

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	0		0.00	100	0	0	3	100	4,500	

BUILDING NOTES													
BAS=[ORIG=0,0] W40 S40 E51 W9 N28 W2 E11 N12 W11 \$ CAN=[ORIG=0,-20] N30 W50 S30 E50 \$ CAN=[ORIG=-40,40] W11 S8 E62 N8 W51 \$ BAS=[ORIG=-40,0] W11 S40 E11 N40 \$ BAS=[ORIG=11,40] N28 W9 S28 E9 \$													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W40 S40 E51 W9 N28 W2 E11 N12 W11 \$ CAN=[ORIG=0,-20] N30 W50 S30 E50 \$ CAN=[ORIG=-40,40] W11 S8 E62 N8 W51 \$ BAS=[ORIG=-40,0] W11 S40 E11 N40 \$ BAS=[ORIG=11,40] N28 W9 S28 E9 \$													

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		CN	0.00	0.00	0.59	AC		1.00	1.00	1.15	35,000.00	40,250.00	23,748							