

COMM SW COR OF LOT 1 HILLSIDE S/
RD R/W 88 FT FOR POB, RUN NE 245
SW 245 FT, W 150 FT TO POB.

SONI DHIMANT/SONI GITA
4387 SW STATE ROAD 47
LAKE CITY, FL 32024

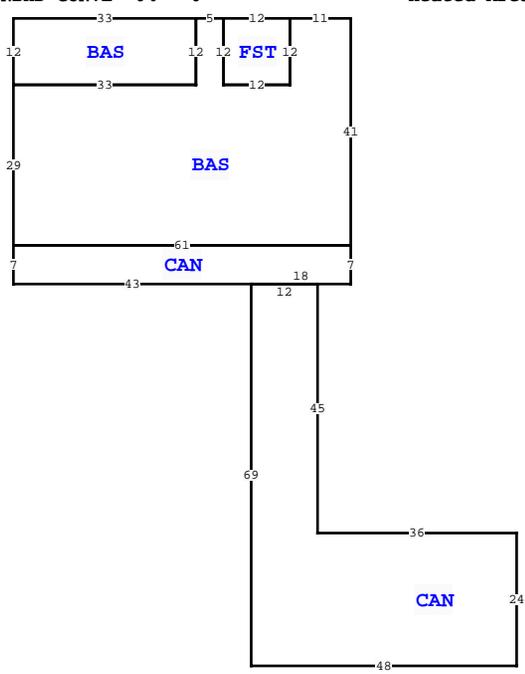
2026

30-4S-17-08904-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	04	PLYWOOD	100
Interior Floo	06	VINYL ASB	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		5	100
Frame	03	MASONRY	100
Story Height		12	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	06
NEIGHBORHOOD/LOC	30417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	396	100	
BAS	1,961	100	
CAN	427	30	
CAN	1,692	30	
FST	144	50	
TOTALS	4,620		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4300	04	3,065	82.5136	66.01	202,321	1976	1985	0	0	50.00	50.00		
1 NBHD CONVE 0% - 0 Heated Area: 2357 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				179,569		
TOTAL MARKET OB/XF VALUE				12,408		
TOTAL LAND VALUE - MARKET				82,228		
TOTAL MARKET VALUE				274,205		
SOH/AGL Deduction				0		
ASSESSED VALUE				274,205		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				274,205		
TOTAL JUST VALUE				274,205		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				264,948		
PRMT:3:1: REMODEL FOR SUBWAY						
PRMT:2:1: REMODEL RESTROOM IN CONV STORE						
XFOB:1:1: DOR 1998						
BLDG:1:1: DOR 1998						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
26948	MAINT/ALTR	35	04/23/2008			
24162	REMODEL	350	02/22/2006			
23054	REMODEL	95	04/21/2005			
15076	ADDN COMM	85	02/15/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/2263	5/22/1997	WD	Q	I		150,000
GRANTOR: BENZ						
GRANTEE: SONI						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W11 FST= W12 S12 E12 N12\$ S12 W12 N12 W5 BAS= W33S12 E33 N12\$ S12 W33 S29 CAN= S7 E43 CAN= S69 E48 N24 W36 N45 W12\$ E18 N7 W61\$E61 N41\$.						

EXTRA FEATURES														4387 SW STATE ROAD 47 , LAKE CITY			
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	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
5	0251	LEAN TO W/	0	0	22	13	286.00	UT	3.00	3.00	100	2006	2006	3	100	858	
6	0166	CONC, PAVMT	0	0	22	10	220.00	UT	2.50	2.50	100	2006	2006	3	100	550	
7	0253	LIGHTING	0	0	0	0	4.00	UT	800.00	800.00	100	2008	2008	3	100	3,200	
8	0164	CONC BIN	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
TOTAL OB/XF																12,408	

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		CG	0.00	0.00	36,546.00	SF		1.00	1.00	1.00	2.25	2.25	82,228							

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SW 245 FT, W 150 FT TO POB.

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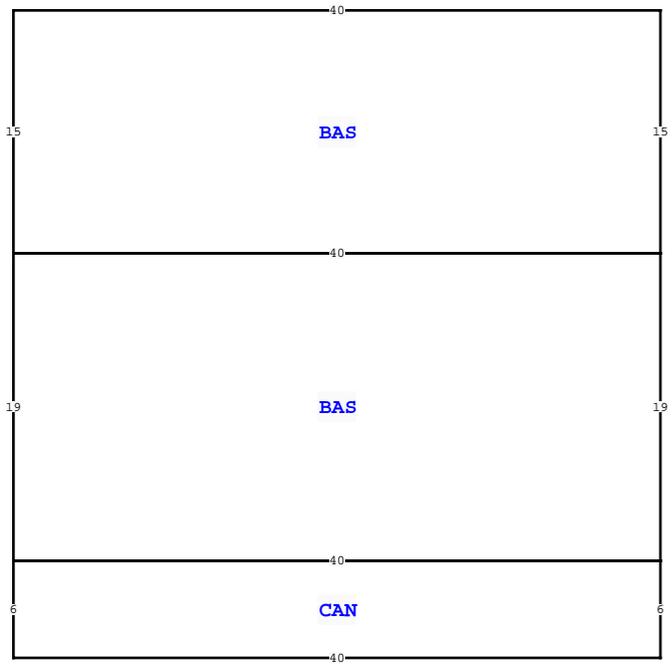
2026

30-4S-17-08904-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	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	06	06	
DOR CODE	1126	CONV STORE/GAS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	
BAS	760	100	
CAN	240	30	
TOTALS	1,600		
			1,432
			78,409

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	RESTAURANT	0%	- 0									Heated Area: 1360 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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TOTAL LAND VALUE - MARKET			82,228
TOTAL MARKET VALUE			274,205
SOH/AGL Deduction			0
ASSESSED VALUE			274,205
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			274,205
TOTAL JUST VALUE			274,205
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0839/2263	5/22/1997	WD	Q	I		150,000
GRANTOR: BENZ						
GRANTEE: SONI						

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

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W40 S15 BAS= S19 CAN= S6 E40 N6 W40\$ E40 N19 W40\$ E40 N15\$.													

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			