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

2027

30-4S-17-08904-002

BUILDING CHARACTERISTICS

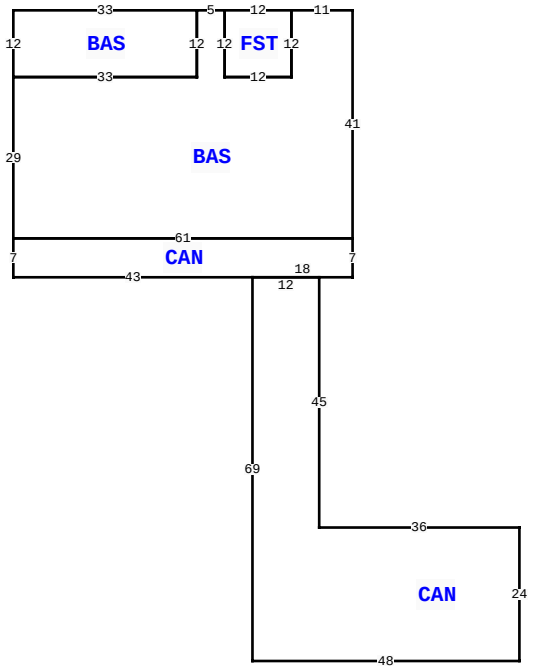
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	396	100		396	11,175
BAS	1,961	100		1,961	55,340
CAN	427	30		128	3,612
CAN	1,692	30		508	14,336
FST	144	50		72	2,032
TOTALS	4,620			3,065	86,494

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	74.2622	56.44	172,989	1976	1985	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 2357 HX Base Yr



4387 SW STATE ROAD 47 , 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,960
TOTAL MARKET OB/XF VALUE	12,408
TOTAL LAND VALUE - MARKET	146,184
TOTAL MARKET VALUE	320,552
SOH/AGL Deduction	0
ASSESSED VALUE	320,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,552
TOTAL JUST VALUE	320,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,552

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$E61 N41$.

LAND DESCRIPTION

TOTAL OB/XF 12,408

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	1410	C	CONV STORE	0		CG	0.00	0.00	36,546.00	SF		1.00	1.00	0.80	5.00	4.00	146,184							

REVIEW DATE 07/07/2017 BY DF Total Acres: 0.84 Total Land Value: 146,184 Market: 0 Agricultural: 0 Common: 146,184 PRINTED 11/16/2026 BY SYS

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

2027

30-4S-17-08904-002

BUILDING CHARACTERISTICS

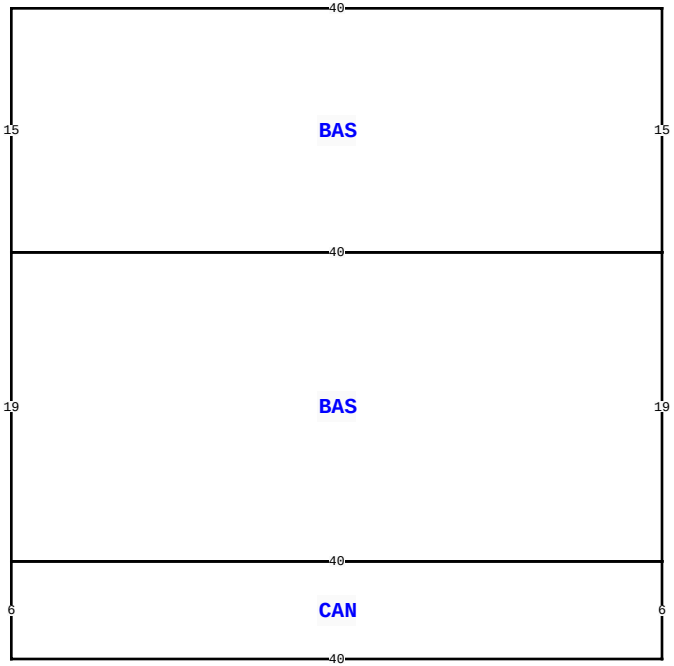
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	31,620
BAS	760	100		760	40,052
CAN	240	30		72	3,795
TOTALS	1,600			1,432	75,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	1,432	136.8822	105.40	150,933	1972	1990	0	0	0	50.00	50.00

2 RESTAURANT 0% - 0 Heated Area: 1360 HX Base Yr



4387 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,960
TOTAL MARKET OB/XF VALUE	12,408
TOTAL LAND VALUE - MARKET	146,184
TOTAL MARKET VALUE	320,552
SOH/AGL Deduction	0
ASSESSED VALUE	320,552
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,552
TOTAL JUST VALUE	320,552
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	320,552

SALE:1:1: SALE INCL RE# 08904-003

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S15 BAS= S19 CAN= S6 E40 N6 W40$ E40 N19 W40$ E40 N15$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/07/2017 BY DF Total Acres: 0.84 Total Land Value: 146,184 Market: 0 Agricultural: 0 Common: 146,184 PRINTED 11/16/2026 BY SYS