

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

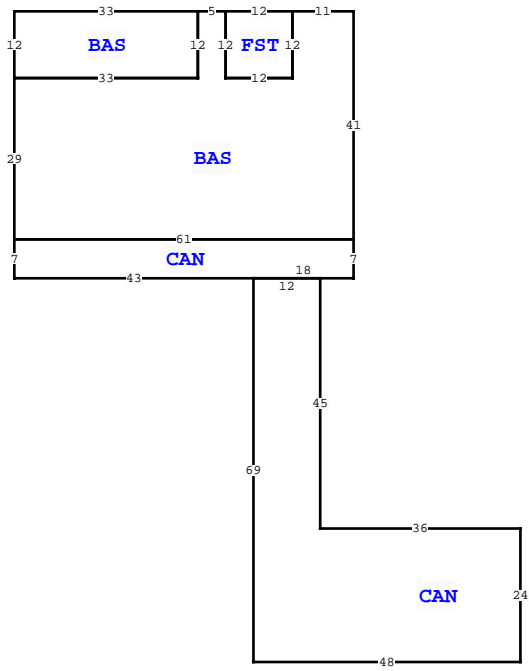
2026

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	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
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	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													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
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		29,109	
ASSESSED VALUE		291,443	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		291,443	
TOTAL JUST VALUE		320,552	
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			
XF0B: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	Q	I		150,000
GRANTOR: BENZ						
GRANTEE: SONI						

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	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	

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

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										
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	0.80	5.00	4.00	146,184							

