W DIV: BEG NW COR LOT 13 BLOCK 2
S/D, RUN W 40 FT TO W R/W OLD SR
N ALONG W R/W 166.94 FT TO S R/W

WSMDD LAND TRUST
4458 S US HIGHWAY 441
LAKE CITY, FL 32025

2027

31-3S-17-06175-000

BUILDING CHARACTERISTICS

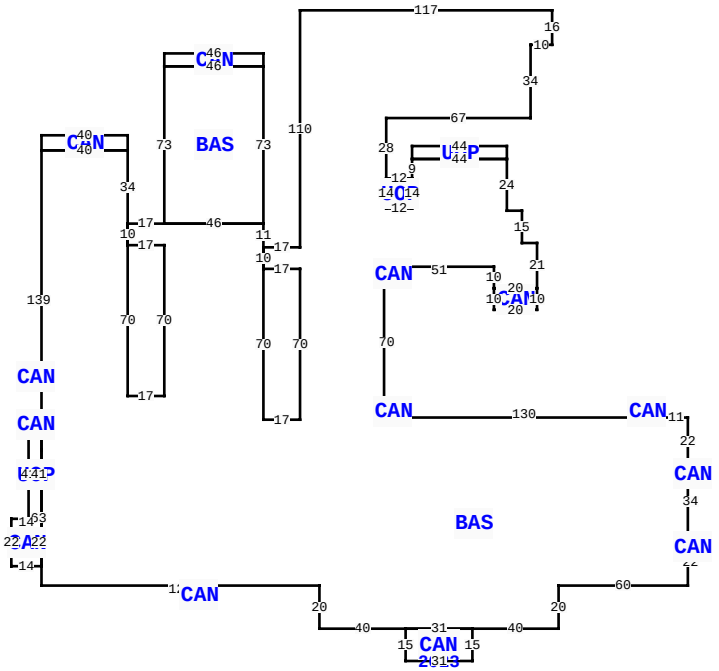
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		177 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		35 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,358	100		3,358	134,294
BAS	49,364	100		49,364	1,974,180
CAN	32	30		10	400
CAN	32	30		10	400
CAN	36	30		11	440
CAN	36	30		11	440
CAN	48	30		14	560
CAN	48	30		14	560
CAN	48	30		14	560
CAN	64	30		19	760
TOTALS	55,273			53,420	2,136,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	53,420	80.6596	59.69	3,188,640	1962	2000	0	0	0	33.00	67.00

3 OFFICE LOW 0% - 0 Heated Area: 52722 HX Base Yr



** This building has 18 Sub-Areas

917 W DUVAL ST, 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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	17,000.00	17,000.00	50	0	0	3	50	8,500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0262	PRCH,FOP	0	0	6	227	1,362.00	UT	3.00	3.00	50	0	0	3	50	2,043	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
5	0296	SHED METAL	0	0	8	18	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0150	CLFENCE 8	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	2,136,389
TOTAL MARKET OB/XF VALUE	18,843
TOTAL LAND VALUE - MARKET	875,390
TOTAL MARKET VALUE	3,030,622
SOH/AGL Deduction	699,290
ASSESSED VALUE	2,331,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,331,332
TOTAL JUST VALUE	3,030,622
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,030,622

SALE:2:1: 3 PARCELS - 1 DEED.

BLDG:2:1: USE AS UTILITY

SALE:1:1: INCLUDED PP AND ALL SORTS OF LEASES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22-0013	SUPERVISOR OF ELE		01/10/2022
20-0494	REMODEL	2,038	09/08/2020
20-0307	REMODEL	4,013	06/24/2020
20-0231	REMODEL	747	05/01/2020
20-0012	REMODEL	342	01/08/2020
13-215	REMODEL	293	05/09/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/1259	7/03/2018	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY FLO						
GRANTEE: SHILPA MHATRE & CLI						
1176/2708	7/06/2009	FS	U	V	11	100
GRANTOR: CITY OF LAKE CITY FLO						
GRANTEE: SHILPA MHATRE & CLI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N20 W129 N63 N139 E40 S34 S10 S70 E17 N70 W17 N10 E17 E46 S11 S10 S70 E17 N70 W17 N10 E17 N110 E117 S16 W10 S34 W67 S28 E12 N9 E44 S24 E7 S15 E7 S21 W20 N10 W51 S70 E130 E11 S22 S34 S22 W60 S20 W40 W31 W40 $
BAS=[ORIG=-72,-188] N73 E46 S73 W46 $
CAN=[YR=2023;ORIG=40,0] S15 E31 N15 W31 $
CAN=[ORIG=-143,-51] S22 E14 N22 W14 $
CAN=[ORIG=-129,-222] N7 E40 S7 W40 $
CAN=[ORIG=-72,-261] N6 E46 S6 W46 $
UOP=[ORIG=43,-218] N6 E44 S6 W44 $
UOP=[ORIG=-135,-92] S41 E6 N41 W6 $
CAN=[ORIG=81,-158] S10 E20 N10 W20 $

LAND DESCRIPTION

TOTAL OB/XF 18,843

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	1700	C	1STORY OFF	0		*RO	0.00	0.00	126,868.00	SF		1.00	1.00	0.60	9.50	5.70	723,148							
2	1700	C	1STORY OFF	0		CG	0.00	0.00	126,868.00	SF		1.00	1.00	0.60	2.00	1.20	152,242							

REVIEW DATE 03/03/2026 BY ME Total Acres: 5.82 Total Land Value: 875,390 Market: 0 Agricultural: 0 Common: 875,390 PRINTED 11/16/2026 BY SYS