E DIV: BEG INTER DUVAL ST & W R/
RUN S ALONG R/W 105 FT, W 150 FT
S R/W DUVAL ST, E ALONG R/W 135

PATEL NATVERBHAI M
2044 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

32-3S-17-13380-000

BUILDING CHARACTERISTICS

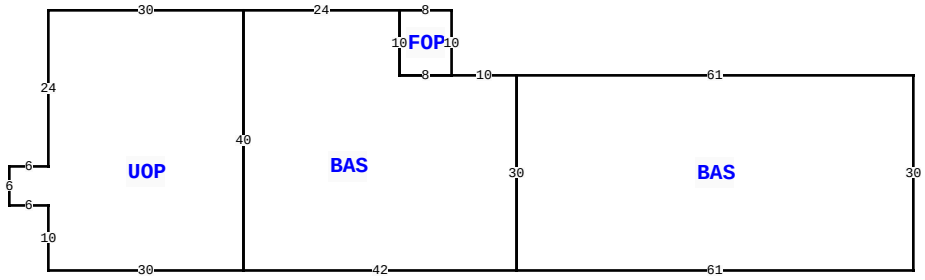
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	19,568
BAS	1,830	100		1,830	23,873
FOP	80	30		24	313
UOP	1,236	20		247	3,222
TOTALS	4,646			3,601	46,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	3,601	53.2447	26.09	93,950	1945	1945	0	0	0	50.00	50.00

1 SERV SHOP 0% - 0 Heated Area: 3330 HX Base Yr



794 E 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	0.00	0.00	100	1993	1993	3	100	1,000	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	46,975
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	48,953
TOTAL MARKET VALUE	97,428
SOH/AGL Deduction	0
ASSESSED VALUE	97,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,428
TOTAL JUST VALUE	97,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/2540	11/09/2012	WD	U	I	40	81,500
GRANTOR: MARTIN TORRES RIVERO						
GRANTEE: NATVERBHAI M PATEL						
0914/1873	9/01/2000	WD	Q	I		92,000
GRANTOR: JERRY MORGAN						
GRANTEE: MARTIN RIVERO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 BAS= W10 FOP= N10 W8 S10 E8$ W8 N10 W24 UOP= W30 S24 W6 S6 E6 S10 E30 N40$ S40 E42 N30$ S30 E61 N30$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	2500	C	SRVC SHOPS	0		*CI	150.00	120.00	17,801.00	SF		1.00	1.00	1.00	2.75	2.75	48,953							

REVIEW DATE 10/19/2016 BY DF Total Acres: 0.41 Total Land Value: 48,953 Market: 0 Agricultural: 0 Common: 48,953 PRINTED 11/17/2026 BY SYS