

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

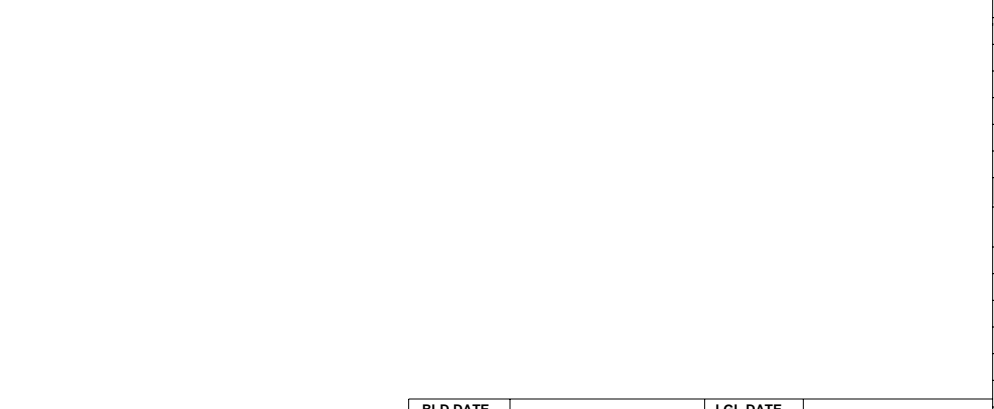
PATEL NATVERBHAI M
 2044 N US HIGHWAY 441
 LAKE CITY, FL 32055

2026

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 |

| 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 | | |



| | | | | | |
|------------------|---------------------|-------------|------|--------------|----------------------|
| 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 |

| 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 | | | 92,977 |

| 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 | | | | | | |

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

| | | | | |
|---------------------------|----------|-----------|------------|-----|
| 794 E DUVAL ST, LAKE CITY | BLD DATE | LGL DATE | 05/12/2026 | MLU |
| | XF DATE | LAND DATE | | |
| | INC DATE | AG DATE | | |

| 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 | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 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 | | | | | | | |