

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

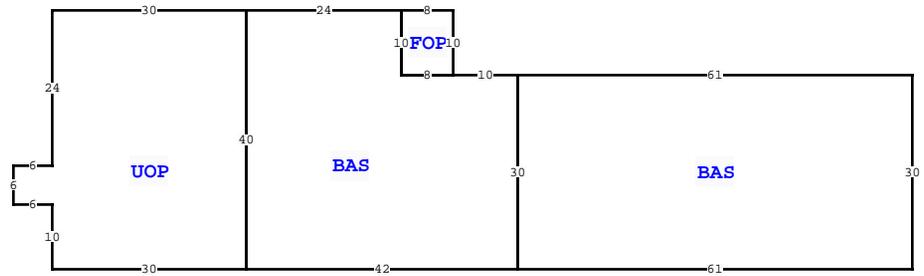
PATEL NATVERBHAI M
 2044 N US HIGHWAY 441
 LAKE CITY, FL 32055

2026

32-3S-17-13380-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
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	26.62	95,859	1945	1945	0	0	50.00	50.00		
1 SERV SHOP 0% - 0 Heated Area: 3330 HX Base Yr													



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	19,965
BAS	1,830	100		1,830	24,358
FOP	80	30		24	320
UOP	1,236	20		247	3,288
TOTALS	4,646			3,601	47,930

794 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			47,930
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			44,502
TOTAL MARKET VALUE			93,932
SOH/AGL Deduction			0
ASSESSED VALUE			93,932
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			93,932
TOTAL JUST VALUE			93,932
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						

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										
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	2.50	2.50	44,502							