COMM SE COR OF SE1/4 OF NE1/4,
RUN W 58.48 FT FOR POB, RUN W
166.13 FT, N 302.12 FT TO S

MOHAN CHANDLER TRUSTEE OF THE
MOHAN LIVING TRUST, 4812 W US HWY 90
LAKE CITY, FL 32055

2027

33-3S-16-02460-001

BUILDING CHARACTERISTICS

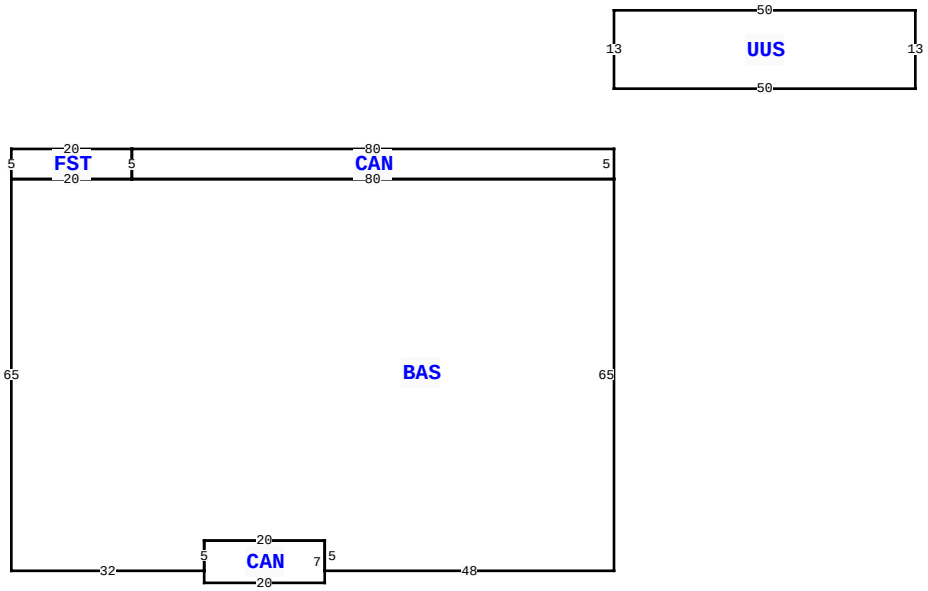
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	27	PREFIN MTL 30
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		24 100
Frame	05	STEEL 100
Story Height		11 100
RMS		21 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,400	100		6,400	706,560
CAN	140	30		42	4,637
CAN	400	30		120	13,248
FST	100	50		50	5,520
UUS	650	40		260	28,704
TOTALS	7,690			6,872	758,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	6,872	147.4320	115.00	790,280	2019	2019	0	0	0	4.00	96.00

5 OFFICE MED 0% - 0 Heated Area: 6400 HX Base Yr



4784 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	500	
2	0169	FENCE/WOOD	0	0	0	0	390.00	UT	6.00	6.00	100	1999	1999	3	100	2,340	
3	0260	PAVEMENT-A	0	0	0	0	15,318.00	UT	1.60	1.60	100	1999	1999	3	100	24,509	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
5	0253	LIGHTING	0	0	0	0	7.00	UT	500.00	500.00	100	2026	2025		100	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	758,669
TOTAL MARKET OB/XF VALUE	31,649
TOTAL LAND VALUE - MARKET	556,638
TOTAL MARKET VALUE	1,346,956
SOH/AGL Deduction	0
ASSESSED VALUE	1,346,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,346,956
TOTAL JUST VALUE	1,346,956
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,346,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38490	REMODEL	4,460	08/19/2019
33578	REMODEL	350	11/23/2015
8467	REMODEL	7,500	06/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/1853	2/22/2017	WD	U	I	11	100
GRANTOR: CHANDLER MOHAN TRUSTE						
GRANTEE: CHANDLER MOHAN TRUS						
1328/0552	12/16/2016	WD	U	I	11	100
GRANTOR: EMORY INVESTING CORP						
GRANTEE: MOHAN REVOCABLE TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N65 CAN= N5 W80 S5 E80$ W80 FST= N5 W20 S5 E20 $ W20 S65 E32 CAN= S2 E20 N7 W20 S5$ N5 E20 S5 E48$ PTR= N80 UUS= E50 N13 W50 S13$ S80$.

LAND DESCRIPTION

TOTAL OB/XF 31,649

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	1910	C	MEDIC OFF	0		CHI	0.00	0.00	44,003.00	SF		1.00	1.00	1.15	11.00	12.65	556,638							

REVIEW DATE 03/18/2026 BY JB Total Acres: 1.01 Total Land Value: 556,638 Market: 0 Agricultural: 0 Common: 556,638 PRINTED 11/16/2026 BY SYS