

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

2026

33-3S-16-02460-001

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 70
Exterior Wall	27 PREFIN MTL 30
Roof Structure	10 STEEL FRME 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 70
Interior Floor	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
BAS	6,400
CAN	140
CAN	400
FST	100
UUS	650
TOTALS	7,690

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
5 OFFICE MED	0%	0										
Heated Area: 6400					HX Base Yr							
TOTALS		6,872	797,526									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			797,526
TOTAL MARKET OB/XF VALUE			31,649
TOTAL LAND VALUE - MARKET			528,036
TOTAL MARKET VALUE			1,357,211
SOH/AGL Deduction			0
ASSESSED VALUE			1,357,211
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,357,211
TOTAL JUST VALUE			1,357,211
NCON VALUE			3,500
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,314,854

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	I	11	100
GRANTOR: CHANDLER MOHAN TRUSTE						
GRANTEE: CHANDLER MOHAN TRUS						
1328/0552	12/16/2016	WD U	I	I	11	100
GRANTOR: EMORY INVESTING CORP						
GRANTEE: MOHAN REVOCABLE TRU						

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	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	

LAND DESCRIPTION																								
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	1910	C	MEDIC OFF	0		CHI	0.00	0.00	44,003.00	SF		1.00	1.00	1.20	10.00	12.00	528,036							

TOTAL OB/XF													31,649											
REVIEW DATE 03/18/2026 BY JB																								