

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																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/11/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/11/2026		MLU																				

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	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	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						

EXTRA FEATURES														4784 W US HIGHWAY 90 , LAKE CITY			
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	
TOTAL OB/XF																31,649	

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										
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	1.15	11.00	12.65	556,638							