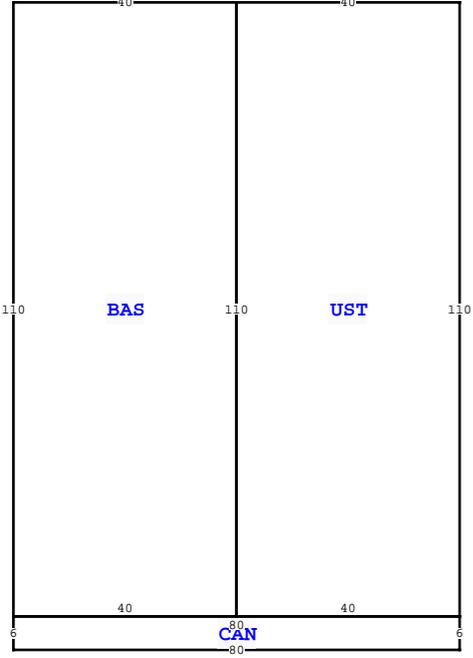


ELEMENT	CD	CONSTRUCTION			
Exterior Wall	27	PREFIN MTL 80			
Exterior Wall	19	COMMON BRK 20			
Roof Structure	10	STEEL FRME 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	06	ENG CENTRL 100			
Heating Type	09	ENG F AIR 100			
Fixtures		25 100			
Frame	05	STEEL 100			
Story Height		16 100			
RMS		24 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
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	4,400	100		4,400	590,230
CAN	480	30		144	19,317
UST	4,400	40		1,760	236,092
TOTALS	9,280			6,304	845,638

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2 OFFICE MED		0% - 2022										Heated Area: 4400 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			845,638
TOTAL MARKET OB/XF VALUE			2,776
TOTAL LAND VALUE - MARKET			156,816
TOTAL MARKET VALUE			1,005,230
SOH/AGL Deduction			0
ASSESSED VALUE			1,005,230
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,005,230
TOTAL JUST VALUE			1,005,230
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			972,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31458	COMMERCIAL	1,869	09/17/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/1897	3/02/2021	WD	U	I	11	100

GRANTOR: MOHAN REVOCABLE TRUST  
GRANTEE: THE MOHAN LIVING TR

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0552	12/16/2016	WD	U	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 22 29	638.00	UT	2.00	2.00	100	2014	2014	3	100	1,276	
2	0166	CONC, PAVMT	0	0 0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	

BUILDING NOTES			
4812 W US HIGHWAY 90 , LAKE CITY			

BUILDING DIMENSIONS			
UST= W40 BAS= W40 S110 CAN= S6 E80 N6 W80\$ E40 N110\$ S110 E40 N110\$.			

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	DPHT 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	103.00	0.00	32,670.00	SF		1.00	1.00	0.80	6.00	4.80	156,816							