COMM SE COR OF SE1/4 OF NE1/4, R
FOR POB, CONT W 98.32 FT, N 7 DG
TO S R/W LINE US-90, RUN S 63 DG

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

2027

33-3S-16-02460-007

BUILDING CHARACTERISTICS

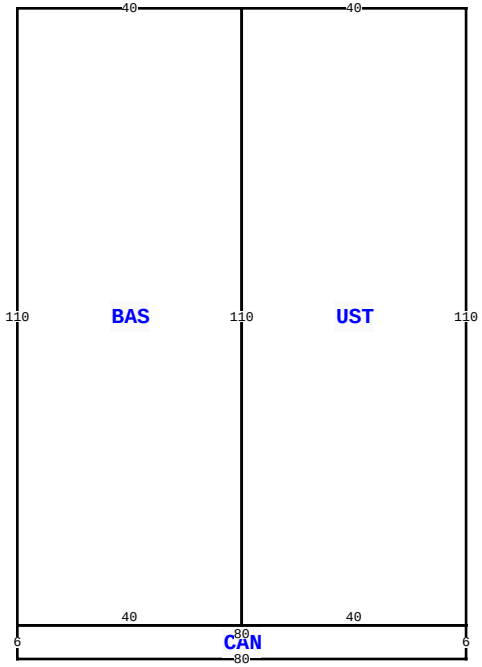
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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	561,441
CAN	480	30		144	18,375
UST	4,400	40		1,760	224,576
TOTALS	9,280			6,304	804,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	6,304	179.7726	140.22	883,947	2014	2014	0	0	0	9.00	91.00

2 OFFICE MED 0% - 2022 Heated Area: 4400 HX Base Yr



4812 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	804,392
TOTAL MARKET OB/XF VALUE	2,776
TOTAL LAND VALUE - MARKET	182,952
TOTAL MARKET VALUE	990,120
SOH/AGL Deduction	0
ASSESSED VALUE	990,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	990,120
TOTAL JUST VALUE	990,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	990,120

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

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 2,776

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	103.00	0.00	32,670.00	SF		1.00	1.00	0.80	7.00	5.60	182,952							

REVIEW DATE 03/18/2026 BY JB Total Acres: 0.75 Total Land Value: 182,952 Market: 0 Agricultural: 0 Common: 182,952 PRINTED 11/16/2026 BY SYS