

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	4,400	100	
CAN	480	30	
UST	4,400	40	
TOTALS	9,280		

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	

Diagram showing building layout with labels BAS, UST, CAN and dimensions. The layout consists of a central rectangular area divided into two sections labeled BAS and UST, with a smaller section labeled CAN at the bottom. Dimensions are provided for various sections and the overall footprint.

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		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	7.00	5.60	182,952							