LOT 1 EX S 45 FT BLOCK 6 HIGHLAN
355-392, 786-1541, 797-1201, 976

THE TWO FOOD STORE LLC
1802 E DUVAL ST
LAKE CITY, FL 32055

2027

33-3S-17-06537-000

BUILDING CHARACTERISTICS

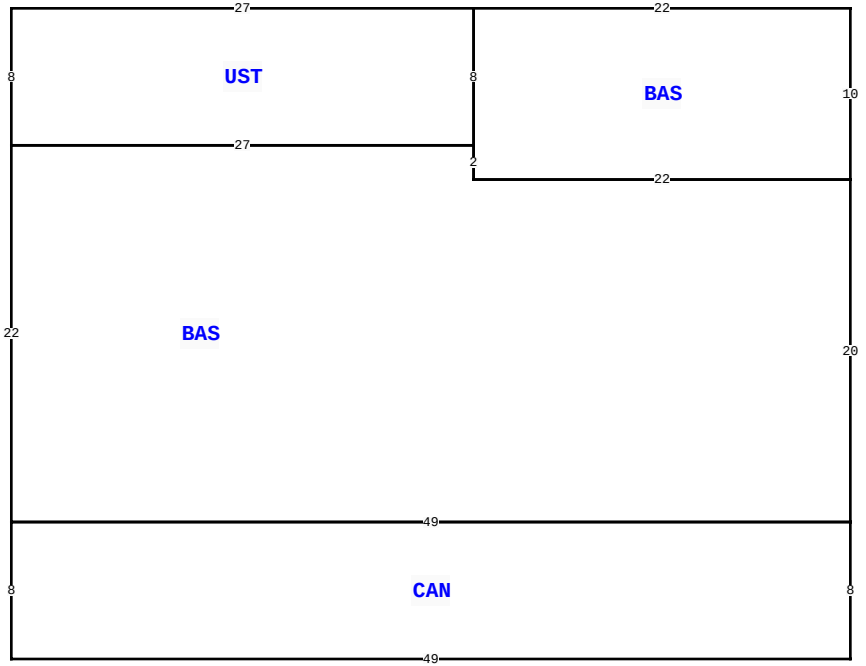
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	10	TERRAZZO 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	5,948
BAS	1,034	100		1,034	27,954
CAN	392	30		118	3,190
UST	216	40		86	2,325
TOTALS	1,862			1,458	39,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4301	04	1,458	75.0960	54.07	78,834	1963	1980	0	0	0	50.00	50.00

1 NBHD STORE 0% - 2024 Heated Area: 1254 HX Base Yr



1802 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	39,417
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	25,691
TOTAL MARKET VALUE	67,608
SOH/AGL Deduction	0
ASSESSED VALUE	67,608
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,608
TOTAL JUST VALUE	67,608
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047865	Remodel	7,500	08/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1866	2/14/2023	WD	U	I	37	110,000
GRANTOR: SHRI BHAVANI CORPORAT						
GRANTEE: THE TWO FOOD STORE						
0976/2598	3/04/2003	WD	Q	I	06	80,000
GRANTOR: CHANDRESH J PAREKH						
GRANTEE: SHRI BHAVANI CORPOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UST= W27 S8 E27 N8$S8 BAS= W27 S22 CAN= S8 E49 N8 W49$E49 N20 W22 N2$ S2 E22 N10$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1986	1986	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	1420	C	NBHD STORE	0		CI	65.00	105.00	6,851.00	SF		1.00	1.00	1.50	2.50	3.75	25,691							

REVIEW DATE 03/17/2023 BY ME Total Acres: 0.16 Total Land Value: 25,691 Market: 0 Agricultural: 0 Common: 25,691 PRINTED 11/17/2026 BY SYS