

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

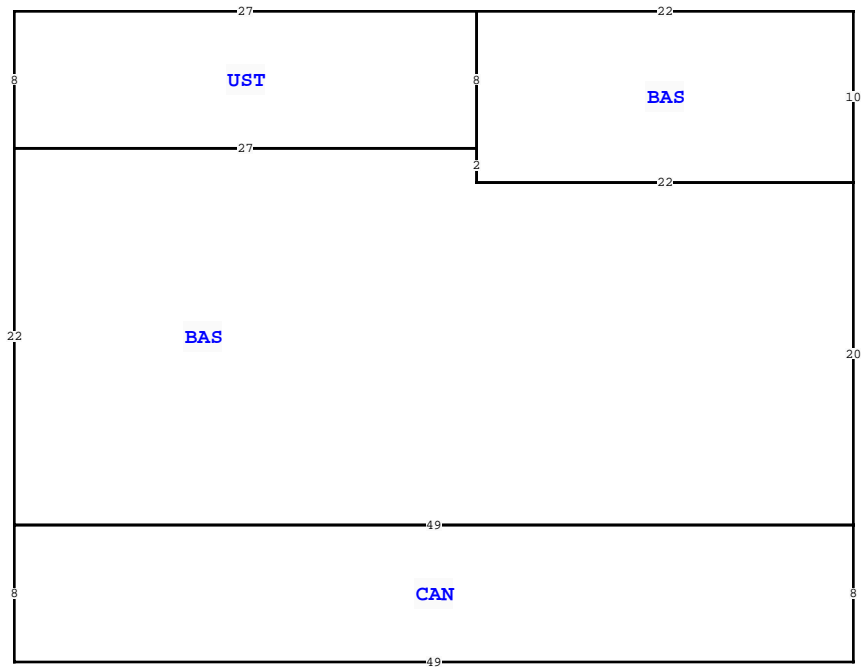
THE TWO FOOD STORE LLC
1802 E DUVAL ST
LAKE CITY, FL 32055

2026

33-3S-17-06537-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	220	100	
BAS	1,034	100	
CAN	392	30	
UST	216	40	
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	50.00	50.00
1 NBHD STORE 0% - 2024 Heated Area: 1254 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
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			63,946

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						

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

BLD DATE		LGL DATE	
		05/12/2026	MLU

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

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	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							