LOT 6 EX N 15 FT BLOCK 6 HIGHLAN

445-120-121, 723-220, WD 1153-12

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

2026

33-3S-17-06544-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

146 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	5,600
TOTAL MARKET VALUE	5,650
SOH/AGL Deduction	0
ASSESSED VALUE	5,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,650
TOTAL JUST VALUE	5,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1867	2/14/2023	WD	Q	I	05	110,000
GRANTOR: PATEL NITIN						
GRANTEE: THE TWO FOOD STORE						
1153/1241	6/25/2008	WD	Q	I		50,000
GRANTOR: JAMES H JOHNSTON JR						
GRANTEE: NITIN & HASU PATEL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	9901	C	AC/XFOB	0		CI	60.00	130.00	1.00	LT		1.00	1.00	0.80	7,000.00	5,600.00	5,600							

REVIEW DATE 03/13/2023 BY ME Total Acres: 0.18 Total Land Value: 5,600 Market: 0 Agricultural: 0 Common: 5,600 PRINTED 05/08/2026 BY SYS