BEG AT NW COR BLOCK 27 CAMPHOR K
RUN S 6 DG W ALONG W LINE BLK 27
78 DG W 147.83 FT TO E R/W SE LA

SHIAAN INC
1252 E DUVAL ST
LAKE CITY, FL 32055

2027

33-3S-17-06570-000

BUILDING CHARACTERISTICS

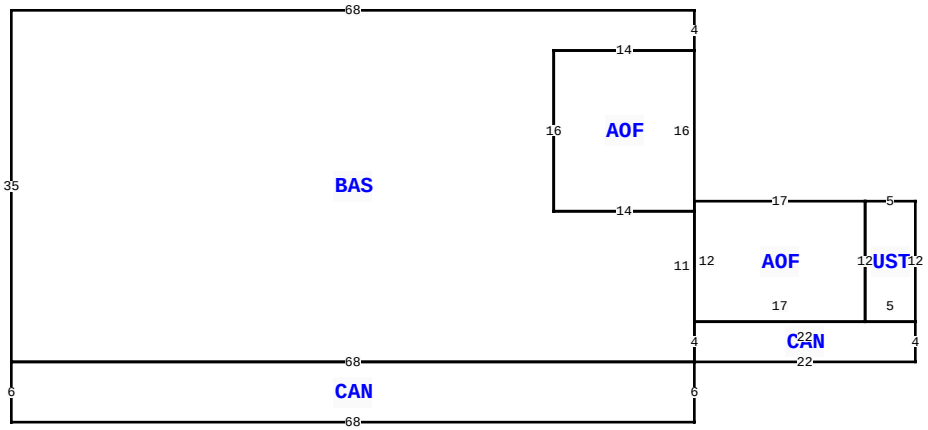
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
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		33317.100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	204	110		224	4,736
AOF	224	110		246	5,201
BAS	2,156	100		2,156	45,578
CAN	88	30		26	550
CAN	408	30		122	2,579
UST	60	40		24	508
TOTALS	3,140			2,798	59,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	2,798	66.0608	42.28	118,299	1970	1970	0	0	0	50.00	50.00

1 STORE RETL 0% - 2022 Heated Area: 2584 HX Base Yr



1252 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0	0	1.00	UT	0.00	0.00	100	1989	1989	3	100	500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	59,150
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	27,748
TOTAL MARKET VALUE	88,398
SOH/AGL Deduction	0
ASSESSED VALUE	88,398
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,398
TOTAL JUST VALUE	88,398
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,398

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1921	11/06/2026	WD	Q	I	01	200,000
GRANTOR: PRAGATI LAXMI LLC						
GRANTEE: SHIAAN INC						
1432/48	3/05/2021	WD	Q	I	05	300,000
GRANTOR: SUMMERALL HOLDINGS LL						
GRANTEE: PRAGATI LAXMI LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S35 CAN= S6 E68 N6 W68$ E68 CAN= E22 N4 W22 S4$ N4
AOF= E17 UST= E5 N12 W5 S12$ N12 W17 S12$ N11 AOF= N16 W14
S16 E14$ W14 N16 E14 N4$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	1700	C	1STORY OFF	0		*CI	148.00	75.00	11,099.00	SF		1.00	1.00	1.00	2.50	2.50	27,748							

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.25 Total Land Value: 27,748 Market: 0 Agricultural: 0 Common: 27,748 PRINTED 11/16/2026 BY SYS