COMM SW COR OF SE1/4 OF NW1/4 RU
N R/W OF GSF RR, SE ALONG R/W 40
E 164 FT TO E R/W SR100-A FOR PO

SEKOURI TIJANI
414 BON AIRE AVE
TEMPLE TERRACE, FL 33617

2026

34-3S-17-06920-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE

MAP NUM | MKT AREA 06

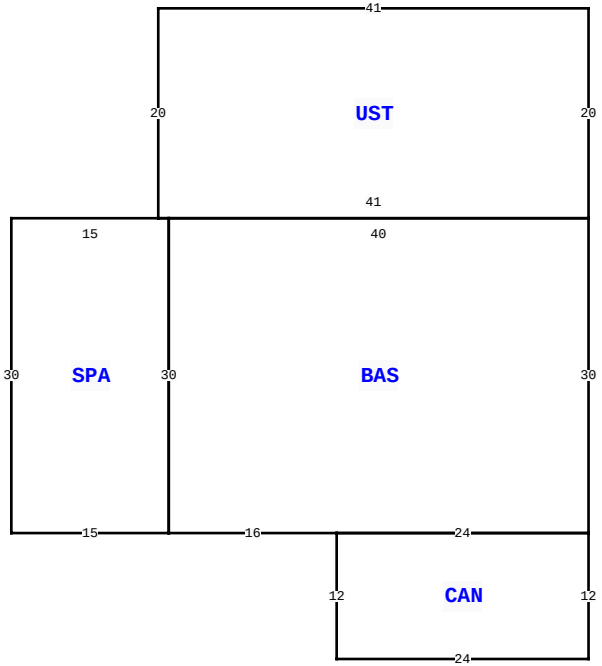
NEIGHBORHOOD/LOC 34317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	27,271
CAN	288	30		86	1,955
SPA	450	85		382	8,681
UST	820	40		328	7,454
TOTALS	2,758			1,996	45,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	1,996	84.3255	41.32	82,475	1962	1995	0	0	0	45.00	55.00

1 SERV SHOP 0% - 2025 Heated Area: 1582 HX Base Yr



2649 NE BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	28	55	1,540.00	UT	1.26	1.26	100	0	0	3	100	1,940	
2	0166	CONC,PAVMT	0	0	8	41	328.00	UT	1.26	1.26	100	0	0	3	100	413	
3	0166	CONC,PAVMT	0	0	10	10	100.00	UT	1.26	1.26	100	0	0	3	100	126	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	45,361
TOTAL MARKET OB/XF VALUE	2,579
TOTAL LAND VALUE - MARKET	25,045
TOTAL MARKET VALUE	72,985
SOH/AGL Deduction	0
ASSESSED VALUE	72,985
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,985
TOTAL JUST VALUE	72,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/2743	9/19/2024	WD	U	I	35	121,000
GRANTOR: ARTHUR MICHAEL D						
GRANTEE: SEKOURI TIJANI						
1146/1518	3/24/2008	WD	Q	I	03	55,000
GRANTOR: HUGH A WILSON JR AS P						
GRANTEE: MICHAEL D & WANDA D						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N20 W41 S20 E41$ BAS= W40 SPA= W15 S30 E15 N30$ S30 E16
CAN= S12 E24 N12 W24$ E24 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,579

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	2500	C	SRVC SHOPS	0		*CG	0.00	0.00	10,018.00	SF		1.00	1.00	1.00	2.50	2.50	25,045							

REVIEW DATE 02/03/2025 BY ME Total Acres: 0.23 Total Land Value: 25,045 Market: 0 Agricultural: 0 Common: 25,045 PRINTED 06/19/2026 BY SYS