

COMM SE COR OF SW1/4, RUN N 150  
 W 45.81 FT TO E R/W OF SW COMMER  
 ALONG R/W APPROX 20 FT, E 50.88

PATEL MAHENDRA G  
 162 NW BIRDIE PL  
 LAKE CITY, FL 32055

2026

35-3S-16-02560-002



| BUILDING CHARACTERISTICS   |                  |              |                      |              |                      |          |       |       |                | MARKET ADJUSTMENTS              |         |             |             |                |                 |                |             |                             |      | COLUMBIA COUNTY PROPERTY   |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|------------------|--------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|---------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|-------------|-----------------------------|------|--|--------|-------------------|----|--------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT  | CD               | CONSTRUCTION |                      |              |                      |          |       |       |                | TYPE                            | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB         | ECON                        | FNCT | NORM   | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |             |                             |      | VALUATION BY STANDARD<br>Tax Group: 1 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 50<br>TOTAL MARKET VALUE 50<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 50<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 50<br>TOTAL JUST VALUE 50<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 50 |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |             |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED  |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |             |                             |      | SALES DATA<br>OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE<br>0852/0089 1/07/1998 WD Q V 01 90,000<br>GRANTOR: CYNTHIA S LOUDERMILK,<br>GRANTEE: MAHENDRA G PATEL   |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |             |                             |      | BUILDING NOTES   |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |             |                             |      | BUILDING DIMENSIONS  |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE 1000 VACANT COMMERCIAL  |                  |              |                      |              |                      |          |       |       |                | BLD DATE<br>XF DATE<br>INC DATE |         |             |             |                |                 |                |             |                             |      | LGL DATE<br>LAND DATE<br>AG DATE   |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM  |                  |              |                      |              |                      |          |       |       |                | MKT AREA 06                     |         |             |             |                |                 |                |             |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 35316.00  |                  |              |                      |              |                      |          |       |       |                | 1.00/                           |         |             |             |                |                 |                |             |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |                |                                 |         |             |             |                |                 |                |             |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS   |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |             |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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          |             |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                | TOTAL OB/XF |                             |      | 0  |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| L N  | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT | DEPTH | TOT LND UTS    | UNIT TYPE                       | D T     | DPTH FACT   | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE  | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY  | DECL   | FRZ               | YR | CONSRV |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1  | 1000             | C            | VACANT COMME         | 0            |                      | 00       | 0.00  | 0.00  | 1.00           | UT                              |         | 1.00        | 1.00        | 1.00           | 50.00           | 50.00          | 50          |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 07/12/2023 BY JB Total Acres: 0.00 Total Land Value: 50 Market: 0 Agricultural: 0 Common: 50 PRINTED 05/08/2026 BY SYS |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |             |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |