BEG SE COR OF SEC, RUN W 40
FT, N 982 FT, SW 74.22 FT FOR
POB, RUN NW 53.28 FT, SW 30.55

RAVINDRA ANKEM AS TRUSTEE
1740 US 90 WEST
LAKE CITY, FL 32055

2027

36-3S-16-02626-010

BUILDING CHARACTERISTICS

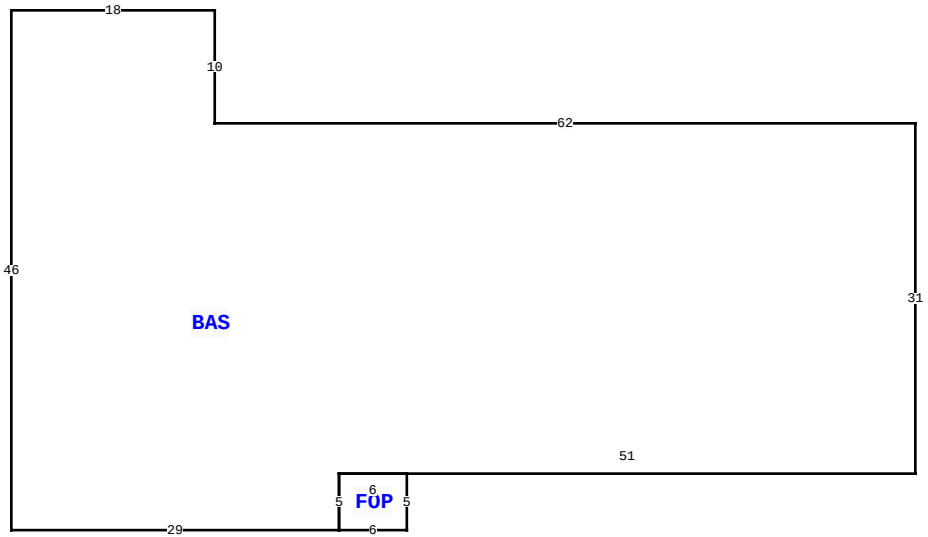
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1900	PROFESS SVC/BLD
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
BAS	2,805	100		2,805	93,926
FOP	30	30		9	302
TOTALS	2,835			2,814	94,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	2,814	85.8572	66.97	188,454	1960	1985	0	0	0	50.00	50.00

1 OFFICE MED 0% - 0 Heated Area: 2805 HX Base Yr



1740 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	94,227
TOTAL MARKET OB/XF VALUE	7,041
TOTAL LAND VALUE - MARKET	171,116
TOTAL MARKET VALUE	272,384
SOH/AGL Deduction	0
ASSESSED VALUE	272,384
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	272,384
TOTAL JUST VALUE	272,384
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	272,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054446	Roof Replacement	15,000	11/10/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 N10 W18 S46 E29 FOP= E6 N5 W6 S5$ N5 E51 N31$.

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	38	109	4,142.00	UT	1.70	1.70	100	0	0	3	100	7,041	

LAND DESCRIPTION

TOTAL OB/XF 7,041

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	1910	C	MEDIC OFF	0		CI	80.00	173.00	15,556.00	SF		1.00	1.00	1.00	11.00	11.00	171,116							

REVIEW DATE 03/25/2026 BY JB Total Acres: 0.36 Total Land Value: 171,116 Market: 0 Agricultural: 0 Common: 171,116 PRINTED 11/16/2026 BY SYS