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Columbia County Property Appraiser

CAMA updated: 6/7/2012

2011 Tax Year

Parcel: 34-3S-16-02485-000

Tax Collector | Tax Estimator | Property Card | Parcel List Generator

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Owner & Property Info

Owner's Name	PATEL DIPAK & PRATIKSHA		
Mailing Address	4039 US HWY 90 WEST LAKE CITY, FL 32055		
Site Address	164 NW SHANA WAY		
Use Desc. (code)	CONV STORE (001126)		
Tax District	2 (County)	**Neighborhood**	34316
Land Area	2.479 ACRES	**Market Area**	06
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		

COMM SE COR OF NW1/4 OF SE1/4, RUN W 383.3 FT TO N R/W US-90 FOR POB, RUN NW ALONG R/W 236.5 FT, N 285 FT, E 456 FT, S 291.7 FT TO N'LY R/W US-90, NW'LY ALONG R/W 219.5 FT TO POB, EX COMM AT INTERS OF E LINE SEC & N R/W US-90, RUN W ALONG CRV, 492.53 FT TO E LINE OF 60-FT RD, RUN N 1149.87 FT, W 60 FT TO W LINE RD, CONT W 760 FT, S ALONG W R/W 442.96 FT FOR POB, CONT S 8 DG W ALONG R/W, 317.16 FT, ...more>>>

Property & Assessment Values

2011 Certified Values		
Mkt Land Value	cnt: (0)	$810,000.00
Ag Land Value	cnt: (1)	$0.00
Building Value	cnt: (5)	$133,922.00
XFOB Value	cnt: (5)	$31,900.00
Total Appraised Value		$975,822.00
Just Value		$975,822.00
Class Value		$0.00
Assessed Value		$975,822.00
Exempt Value		$0.00
Total Taxable Value		Cnty: $975,822 Other: $975,822 | Schl: $975,822

2012 Working Values

NOTE:
2012 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

Show Working Values

Sales History

Show Similar Sales within 1/2 mile

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
7/1/2010	1197/1570	WD	I	Q	01	$1,325,000.00
12/31/1990	740/1496	WD	I	U	08	$50,000.00
5/5/1988	652/109	WD	I	U		$450,000.00
1/1/1982	509/687	WD	I	U	01	$100,000.00
1/1/1981	461/491	03	I	Q		$285,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
1	NBHD CONVE (004300)	1971	CONC BLOCK (15)	3492	5552	$103,795.00
2	MOBILE HME (000800)	1970	AL SIDING (26)	1619	2028	$8,253.00
3	MOBILE HME (000800)	1990	AL SIDING (31)	468	628	$5,521.00
4	MOBILE HME (000800)	1992	AL SIDING (31)	468	624	$6,535.00
5	MOBILE HME (000800)	1990	AL SIDING (31)	444	596	$5,239.00
	Note: All S.F. calculations are based on exterior building dimensions.					

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
0294	SHED WOOD/	0	$1,000.00	0000001.000	0 x 0 x 0	(000.00)
0269	RVP HOOKUP	0	$9,200.00	0000008.000	0 x 0 x 0	(000.00)
0260	PAVEMENT-A	1993	$4,300.00	0000001.000	0 x 0 x 0	(000.00)
0070	CARPORT UF	1993	$200.00	0000001.000	12 x 18 x 0	(000.00)
0259	MHP HOOKUP	2008	$17,200.00	0000004.000	0 x 0 x 0	(000.00)

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
001410	CONV STORE (MKT)	108000 SF - (0000002.479AC)	1.00/1.00/1.00/1.00	$7.25	$783,000.00

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