NW DIV: BEG SW COR BLOCK 33, RUN
FT, W 70 FT, S 105 FT TO POB.

HAGHANI RENTALS LLC
155 BARTRAM MARKET DR, STE 135, PMB 181
SAINT JOHNS, FL 32259

2026

00-00-00-11296-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

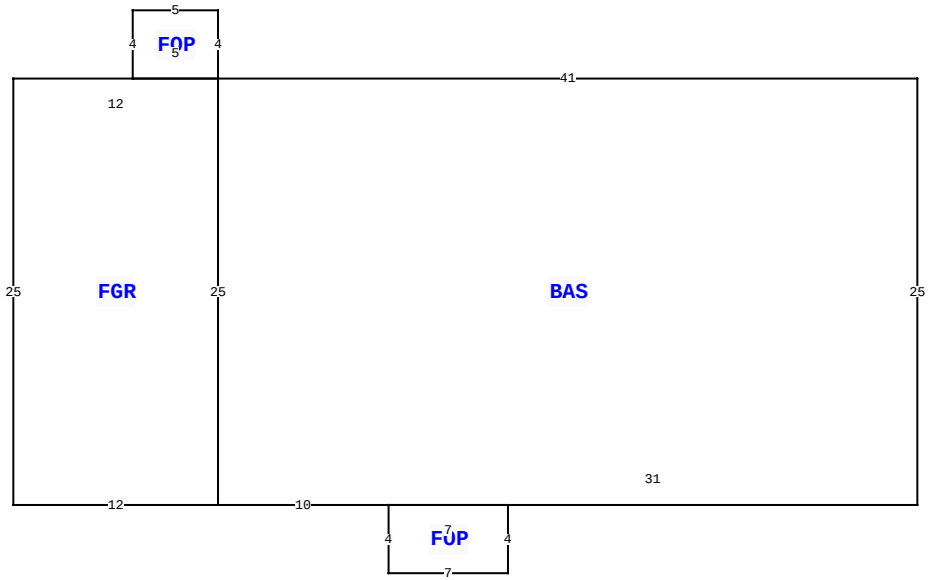
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	101,875
FGR	300	55		165	16,400
FOP	20	30		6	596
FOP	28	30		8	795
TOTALS	1,373			1,204	119,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,204	118.3200	132.52	159,554	1995	2010	10	0	0	15.00	75.00

2 SINGLE FAM 0% - 2025 Heated Area: 1025 HX Base Yr



677 NW REDDING AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	119,666
TOTAL MARKET OB/XF VALUE	735
TOTAL LAND VALUE - MARKET	3,228
TOTAL MARKET VALUE	123,629
SOH/AGL Deduction	0
ASSESSED VALUE	123,629
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,629
TOTAL JUST VALUE	123,629
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046866	Roof Replacement	9,975	03/29/2023
480	SFR	232	07/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1281	3/29/2024	WD	Q	I	01	148,500
GRANTOR: FIXWORD CORPORATION						
GRANTEE: HAGHANI RENTALS LLC						
1496/2031	5/31/2023	QC	U	I	11	100
GRANTOR: MG INVESTMENTS AND SE						
GRANTEE: FIXWORD CORPORATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 S25 E10 E31 N25 $
FGR=[ORIG=-41,0] W12 S25 E12 N25 $
FOP=[ORIG=-31,25] S4 E7 N4 W7 $
FOP=[ORIG=-41,0] N4 W5 S4 E5 $
.

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	490.00	UT	1.50	1.50	100	1995	1995	3	100	735	

LAND DESCRIPTION

TOTAL OB/XF 735

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	0100	C	SFR	0		00	0.00	0.00	6,457.00	SF		1.00	1.00	1.00	0.50	0.50	3,228							

REVIEW DATE 04/05/2024 BY TP Total Acres: 0.15 Total Land Value: 3,228 Market: 0 Agricultural: 0 Common: 3,228 PRINTED 10/10/2025 BY SYS