E DIV: BEG NE COR LOT 10, RUN W
S 35 FT, E 73.5 FT, N 35 FT TO P
(LOT 10 BLOCK 1 MURRAYS S/D).

MOLAMAHMOUDI MOHAMMADFOAD
298 NW HARRIS LOOP
LAKE CITY, FL 32055

2026

00-00-00-12932-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

144 SE CHESTNUT AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,460
TOTAL MARKET VALUE	2,460
SOH/AGL Deduction	0
ASSESSED VALUE	2,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,460
TOTAL JUST VALUE	2,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1770	DEMOLISH	50	06/18/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1943	7/19/2021	QC	U	V	11	100
GRANTOR: KIRALY STEVE						
GRANTEE: MOLAMAHMOUDI MOHAMM						
0858/2295	5/18/1998	WD	Q	V	02	36,500
GRANTOR: TRAIL & TOMPKINS						
GRANTEE: KIRALY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		*RSF	-335.00	74.00	2,590.00	SF		1.00	1.00	1.00	0.95	0.95	2,460							

REVIEW DATE 04/27/2022 BY MLU Total Acres: 0.06 Total Land Value: 2,460 Market: 0 Agricultural: 0 Common: 2,460 PRINTED 10/09/2025 BY SYS