COMM NE COR OF NE1/4, RUN W 670.
RUN S 1337.63 FT, W 658.15 FT, N
658.16 FT TO POB.

MAZLAGHANI HAMID H/MAZLAGHANI LENORA J
3622 NW 41ST PLACE
GAINESVILLE, FL 32605

2026

06-6S-16-03780-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6616.00	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

286 SW FAULKNER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	181,800
TOTAL MARKET VALUE	5,656
SOH/AGL Deduction	0
ASSESSED VALUE	5,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,656
TOTAL JUST VALUE	181,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16396	M H	125	12/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0718/0415	5/04/1990	WD	Q	V		40,000

GRANTOR: WAYNE HOLLINGSWORTH

GRANTEE: HAMID MAZLAGHANI

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.20	AC		1.00	1.00	1.00	280.00	280.00	5,656							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	181,800							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 20.20 Total Land Value: 5,656 Market: 181,800 Agricultural: 5,656 Common: 0 PRINTED 11/18/2025 BY SYS