

BEG NW COR OF SEC, RUN E 420 FT,
420 FT, N 210 FT TO POB.

ULLAH SHAFIQ/HASAN KHALID
8949 HOLLY RD
TRENTON, FL 32693

2026

06-7S-16-04143-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05 05
DOR CODE	1126
CONV STORE/GAS	
MAP NUM	
MKT AREA	02
NEIGHBORHOOD/LOC	6716.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	9,180
BAS	330	100		330	10,098
BAS	1,350	100		1,350	41,310
FST	200	50		100	3,060
FST	205	50		102	3,121
UST	30	40		12	367

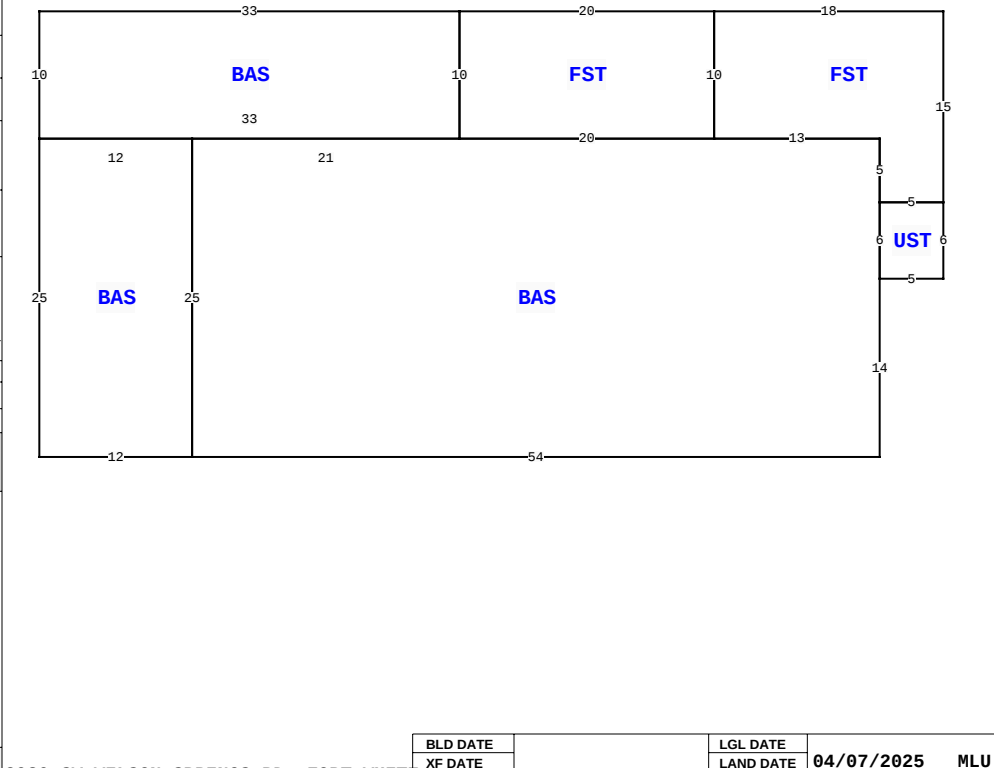
TOTALS	2,415			2,194	67,136
--------	-------	--	--	-------	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00
3	9915	RV SITE	0	0	0	0	2.00	UT	3,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1100	C	STORE 1FLR	0		A-1	0.00	0.00	2.00

REVIEW DATE 11/28/2023 BY ME

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4300	04	2,194	81.6060	61.20	134,273	1976	1985	0	0	0	50.00	50.00	
1 NBHD CONVE 0% - 2024 Heated Area: 1980 HX Base Yr													



2980 SW WILSON SPRINGS RD, FORT WHITE													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

TOTAL OB/XF													
6,300													

Total Acres: 2.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		67,136	
TOTAL MARKET OB/XF VALUE		6,300	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		108,436	
SOH/AGL Deduction		0	
ASSESSED VALUE		108,436	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		108,436	
TOTAL JUST VALUE		108,436	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		108,436	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28827	REMODEL	125	08/31/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1498/34	7/31/2023	WD U	I	I	11	100	
GRANTOR: OPEN SPACES INTERNATI							
GRANTEE: ZALA MEGHUBHA SUREN							
1498/37	5/18/2023	WD U	I	I	35	415,000	
GRANTOR: ZALA SURENDRASINH MEG							
GRANTEE: ULLAH SHAFIQ							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W20 BAS= N10 W33 S10 E33\$ W21 BAS= W12 S25 E12 N25\$ S25 E54 N14 UST= E5 N6 W5 S6\$ N6 FST= E5 N15 W18 FST= W20 S10 E20 N10\$ S10 E13 S5\$ N5 W13\$.									