

COMM SE COR OF NE1/4 OF SE1/4,  
 RUN W 930.30 FT FOR POB, CONT  
 W 50 FT, N 191.34 FT, E 19.87

FAISAL FAMILY LTD PARTNERSHIP  
 C/O MOHAMMAD A FAISAL, P O BOX 3009  
 LAKE CITY, FL 32056

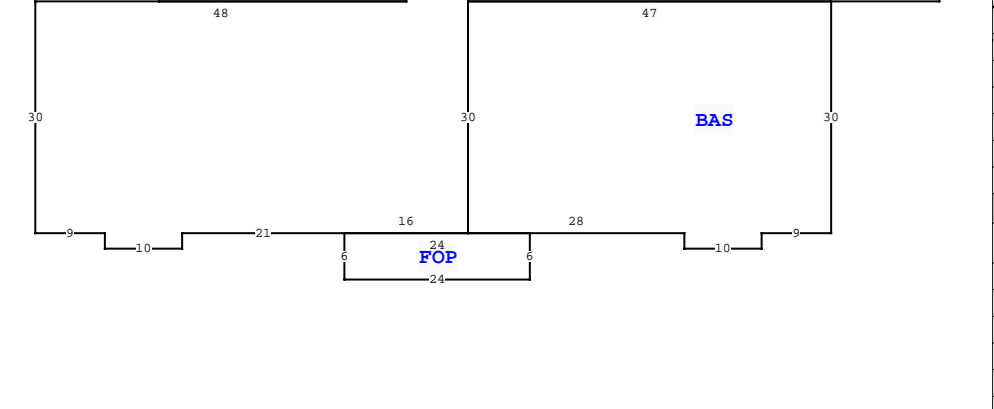
2025

07-4S-17-08130-003



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		37 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
	04	7,429	112.4000	87.67	651,300	1997	1997	0	0	0	37.00	63.00		
1 OFFICE MED - 0% - 0 Heated Area: 7386 HX Base Yr														



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	1900	PROFESS SVC/BLD	06	06	7417.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,287	100		1,287	71,084		
BAS	1,430	100		1,430	78,982		
BAS	4,669	100		4,669	257,879		
FOP	144	30		43	2,375		
TOTALS	7,530			7,429	410,319		

EXTRA FEATURES																	
L N	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	2,300.00	UT	1.50	1.50	100	1997	1997	3	100	3,450	
2	0260	PAVEMENT-A	0	0	0	0	18,153.00	UT	0.90	0.90	100	0	0	3	100	16,338	
3	0166	CONC, PAVMT	0	0	0	0	2,394.00	UT	2.25	2.25	100	2009	2009	3	100	5,387	
4	0260	PAVEMENT-A	0	0	0	0	23,027.00	UT	1.60	1.60	100	2009	2009	3	100	36,843	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

TOTAL OB/XF													
62,118													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1900	C	PROF BLDG	0		CI	0.00	0.00	2.04	AC		1.00	1.00	1.00	21,500.00	21,500.00	43,860							

TOTAL OB/XF													
62,118													

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	982,292		
TOTAL MARKET OB/XF VALUE	62,118		
TOTAL LAND VALUE - MARKET	43,860		
TOTAL MARKET VALUE	1,088,270		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,088,270		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,088,270		
TOTAL JUST VALUE	1,088,270		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,056,617		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044349	Roof Replacement	59,900	05/04/2022
27863	COMMERCIAL	2,175	06/08/2009
27813	COMMERCIAL	518	05/14/2009
14853	REMODEL	305	12/15/1998
12018	COMMERCIAL	1,025	01/08/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0845/1220	9/08/1997	WD	Q	V	03	21,700
GRANTOR: KAZI FAISAL						
GRANTEE: FAISAL FAMILY LIMIT						
0777/2068	7/13/1993	WD	U	V	33	43,000
GRANTOR: DOLORES BOYCE ETAL						
GRANTEE: KAZI FAISAL						

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

BUILDING DIMENSIONS													
BAS= W88 BAS= W25 S18 E12 S22 E32 N29 W19 N11\$ S11 E19 S29 W48 S30 E9 S2 E10 N2 E21 FOP= S6 E24 N6 W24\$ E16 BAS= E28 S2 E10 N2 E9 N30 W47S30\$ N30 E61 N40\$.													

COMM SE COR OF N E1/4 OF SE1/4,  
 RUN W 930.30 FT FOR POB, CONT  
 W 50 FT, N 191.34 FT, E 19.87

FAISAL FAMILY LTD PARTNERSHIP  
 C/O MOHAMMAD A FAISAL, P O BOX 3009  
 LAKE CITY, FL 32056

2025

07-4S-17-08130-003



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	15		CONC BLOCK 50		
Exterior Wall	17		MSNRY STUC 50		
Roof Structur	04		WOOD TRUSS 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floo	08		SHT VINYL 100		
Ceiling	01		FIN.SUSPD 100		
Air Condition	06		ENG CENTRL 100		
Heating Type	09		ENG F AIR 100		
Fixtures			28 100		
Frame	03		MASONRY 100		
Story Height			9 100		
RMS			0 100		
Stories	1.		1. 100		
Units			0 100		
Quality		05	05		
DOR CODE	1900 PROFESS SVC/BLD				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	7417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,800	100		8,800	540,582
FST	1,022	50		511	31,391
TOTALS	9,822			9,311	571,973

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
5200	04	9,311	91.5750	71.43	665,085	2009	2009	0	0	14.00	86.00			
2 OFFICE MED - 0% - 0														
					Heated Area: 8800									
					HX Base Yr									

1283 SW STATE ROAD 47 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY PAGE 2 of 2

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		982,292
TOTAL MARKET OB/XF VALUE		62,118
TOTAL LAND VALUE - MARKET		43,860
TOTAL MARKET VALUE		1,088,270
SOH/AGL Deduction		0
ASSESSED VALUE		1,088,270
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,088,270
TOTAL JUST VALUE		1,088,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,056,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0845/1220	9/08/1997	WD	Q	V	03	21,700	
GRANTOR: KAZI FAISAL							
GRANTEE: FAISAL FAMILY LIMIT							
0777/2068	7/13/1993	WD	U	V	33	43,000	
GRANTOR: DOLORES BOYCE ETAL							
GRANTEE: KAZI FAISAL							

BUILDING NOTES

BUILDING DIMENSIONS  
 BAS= W160 PTR=N20 E60 FST= E38 N25 W16 N12 W6 S12 W16 S25\$ W60 S20\$ S55 E160 N55\$.

L N	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
EXTRA FEATURES																	
1283 SW STATE ROAD 47 , LAKE CITY																	
TOTALS																	
0																	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV