

COMM AT NE COR OF SEC, RUN S 132
CONT S ALONG SEC LINE, 1644.09 F
US-90, RUN NW ALONG R/W, 553.42

MARTIN JORDAN
211 ATHERSTONE CT
LONGWOOD, FL 32779

2026

25-3S-15-00220-003



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																																																																					
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																																																																					
																		VALUATION BY STANDARD																																																																					
																		Tax Group: 3						Tax Dist:																																																															
																		BUILDING MARKET VALUE						0																																																															
																		TOTAL MARKET OB/XF VALUE						7,000																																																															
																		TOTAL LAND VALUE - MARKET						95,250																																																															
																		TOTAL MARKET VALUE						10,556																																																															
																		SOH/AGL Deduction						0																																																															
																		ASSESSED VALUE						10,556																																																															
																		TOTAL EXEMPTION VALUE						0																																																															
																		BASE TAXABLE VALUE						10,556																																																															
TOTAL JUST VALUE						102,250																																																																																	
NCON VALUE						0																																																																																	
INCOME VALUE																																																																																							
PREVIOUS YEAR MKT VALUE						102,250																																																																																	
DOR CODE						6200 PASTURE CLS33																																																																																	
MAP NUM												MKT AREA 01																																																																											
NEIGHBORHOOD/LOC						25315.00 1.00/																																																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																		
																		PERMIT NUM DESCRIPTION AMT ISSUED																																																																					
SALES DATA																																																																																							
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE																																																																															
1516/2239		6/11/2024		WD	Q	I	05	540,000																																																																															
GRANTOR: KHAN FAIZUL																																																																																							
GRANTEE: MARTIN JORDAN																																																																																							
1435/522		4/14/2021		WD	Q	V	05	315,000																																																																															
GRANTOR: HUNTER JAMES S																																																																																							
GRANTEE: KHAN FAIZUL																																																																																							
BUILDING NOTES																																																																																							
BUILDING DIMENSIONS																																																																																							
TOTALS						BLD DATE						LGL DATE						04/08/2025 MLU																																																																					
EXTRA FEATURES						XF DATE						LAND DATE																																																																											
						INC DATE						AG DATE																																																																											
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	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																																																									
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	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.70	AC		1.00	1.00	1.00	280.00	280.00	3,556																																																																						
2	9910	M	MKT . VAL . AG	0		A-1	0.00	0.00	12.70	AC		1.00	1.00	1.00	7,500.00	7,500.00	95,250																																																																						
REVIEW DATE 10/08/2024 BY TP																Total Acres: 12.70												Total Land Value: 3,556												Market: 95,250												Agricultural: 3,556												Common: 0												PRINTED 11/18/2025 BY SYS											