S1/2 OF NE1/4 OF SW1/4, EX THE
2.50 AC PREVIOUSLY DEEDED IN
ORB 782-897, & EX 5 AC DESC

VAHEDI SEYED AHMAD
P O BOX 2845
LAKE CITY, FL 32056

2025

29-6S-18-10647-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

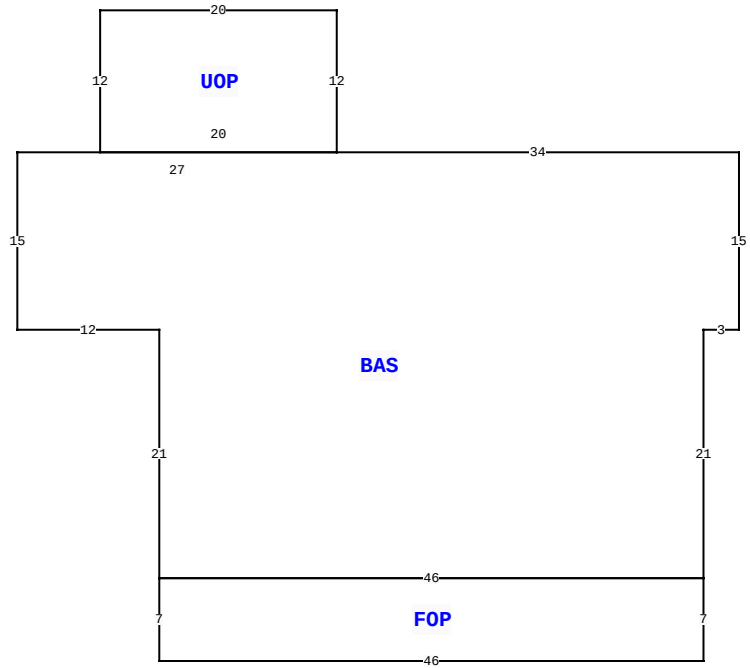
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 19618.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100		1,881	156,923
FOP	322	35		113	9,427
UOP	240	25		60	5,006
TOTALS	2,443			2,054	171,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,054	125.0000	117.50	241,345	2011	2011	0	0	0	29.00	71.00

1 MANUF 1 0% - 2021 Heated Area: 1881 HX Base Yr



1135 SE GRAHAM CT, LAKE CITY

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	171,355
TOTAL MARKET OB/XF VALUE	4,498
TOTAL LAND VALUE - MARKET	65,100
TOTAL MARKET VALUE	184,219
SOH/AGL Deduction	24,123
ASSESSED VALUE	160,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,096
TOTAL JUST VALUE	240,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29339	M H	599	04/25/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/2385	10/15/2020	PB	U	I	18	0

GRANTOR: CLERK OF COURT (EST C
GRANTEE: SEYED AHMAD VAHEDI(

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N12 W20 S12 E20$ W27 S15 E12 S21 FOP= S7 E46 N7 W46$ E46 N21 E3 N15$.

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
1	0166	CONC,PAVMT	0	0	0	0	989.00	UT	2.00	2.00	100	2011	2011	3	100	1,978	
2	0060	CARPORT F	0	0	18	40	720.00	UT	3.50	3.50	100	2013	2013	3	100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 4,498

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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.02	AC		1.00	1.00	1.00	280.00	280.00	3,366							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.02	AC		1.00	1.00	1.00	5,000.00	5,000.00	60,100							

REVIEW DATE 10/08/2015 BY DF Total Acres: 13.02 Total Land Value: 8,366 Market: 60,100 Agricultural: 3,366 Common: 5,000 PRINTED 08/22/2025 BY SYS