PARCEL B HILLS OF WINDSOR S/D.
846-393, 873-1735, DC 1429-1279,

FAMILY TRUST DATED JANUARY 30, 2013/FAISAL MOHAMMA
248 SW WINDSOR HILL GLN
LAKE CITY, FL 32024

2026

30-3S-16-02411-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00	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

153 SW WINDSOR DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	260,832
TOTAL MARKET VALUE	8,299
SOH/AGL Deduction	0
ASSESSED VALUE	8,299
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,299
TOTAL JUST VALUE	260,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13907	POOL	125	04/16/1998
13693	SFR	1,545	02/26/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1469	2/20/2023	PR	U	V	19	0
GRANTOR: JORDAN MICHAEL PR FOR						
GRANTEE: FAMILY TRUST DATED						
0846/0393	9/22/1997	WD	Q	V	02	266,000
GRANTOR: HAMMONS ESTATE						
GRANTEE: FISAL & JORDAN						

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	29.64	AC		1.00	1.00	1.00	280.00	280.00	8,299							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	29.64	AC		1.00	1.00	1.00	8,800.00	8,800.00	260,832							

REVIEW DATE 09/13/2018 BY KR Total Acres: 29.64 Total Land Value: 8,299 Market: 260,832 Agricultural: 8,299 Common: 0 PRINTED 11/18/2025 BY SYS