

NW DIV: LOT 1 BLOCK D NORTHSIDE
374-829, QC 1119-14, QC 1142-545

HAGHANI RENTALS LLC
155 BARTRAM MARKET DR
SAINT JOHNS, FL 32259

2026

30-3S-17-11702-019



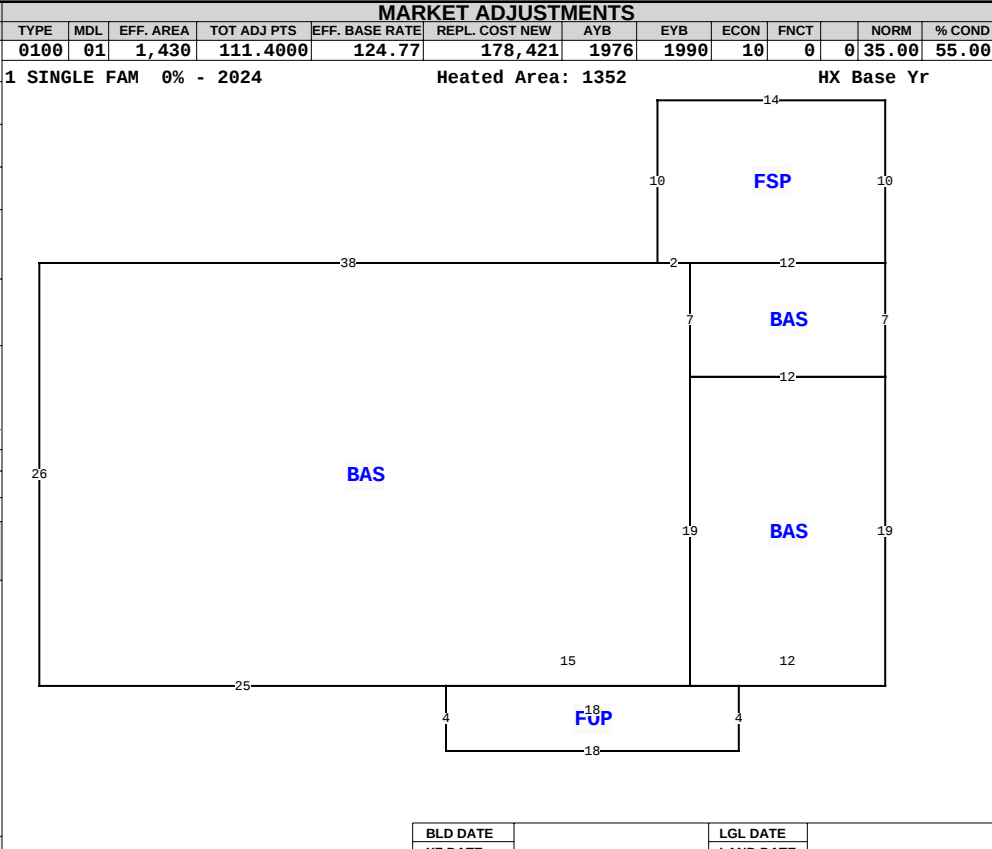
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		07
NEIGHBORHOOD/LOC	30317.030 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	5,765
BAS	228	100		228	15,646
BAS	1,040	100		1,040	71,369
FOP	72	30		22	1,510
FSP	140	40		56	3,843
TOTALS	1,564			1,430	98,132

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0			0.00	0.00	8,250.00	SF	



761 NW OAKLAWN TER, LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE				98,132	
TOTAL MARKET OB/XF VALUE				2,700	
TOTAL LAND VALUE - MARKET				5,156	
TOTAL MARKET VALUE				105,988	
SOH/AGL Deduction				0	
ASSESSED VALUE				105,988	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				105,988	
TOTAL JUST VALUE				105,988	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				107,772	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1088	ADDN SFR	25	12/12/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/934	7/20/2023	WD	Q	I	01	120,000
GRANTOR: HENDERSON CLAUDETTE						
GRANTEE: HAGHANI RENTALS LLC						
1345/1657	10/04/2017	WD	U	I	11	100
GRANTOR: CLAUDETTE HENDERSON - L						
GRANTEE: CLAUDETTE HENDERSON						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W38 S26 E25 E15 N19 N7 W2 \$											
BAS=[ORIG=2,26] E12 N19 W12 S19 \$											
FSP=[ORIG=2,0] E12 N10 W14 S10 E2 \$											
BAS=[ORIG=2,7] E12 N7 W12 S7 \$											
FOP=[ORIG=-13,26] S4 E18 N4 W18 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0			0.00	0.00	8,250.00	SF	