

LOT 8 BLOCK 4 HIGHLANDS S/D.
419-328, 625-411, 854-1240, 874-

HAGHANI LEASING LLC
848 NW HIGHLANDS LP
LAKE CITY, FL 32055

2026

31-3S-17-05918-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC 30317.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100		1,256	135,614
FOP	90	30		27	2,915
FOP	104	30		31	3,348
UST	70	45		32	3,455
TOTALS	1,520			1,346	145,332

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,346	118.6500	132.89	178,870	1963	2010	0	0	0 18.75	81.25
1 SINGLE FAM 0% - 2025 Heated Area: 1256 HX Base Yr											
848 NW HIGHLANDS LOOP, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE
100	0	0	3	100	300
100	1993	1993	3	100	300

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	TOT ADJ
1	0100	C	SFR	0		*RSF	2 0.00	0.00	10,087.04	SF	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		145,332	
TOTAL MARKET OB/XF VALUE		600	
TOTAL LAND VALUE - MARKET		9,583	
TOTAL MARKET VALUE		155,515	
SOH/AGL Deduction		0	
ASSESSED VALUE		155,515	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		155,515	
TOTAL JUST VALUE		155,515	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,751	

SALE:2:1: LOT 8 BLOCK 4 HIGHLANDS S/D			
SALE:1:1: .70 DOC STAMPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047617	Roof Replacement	8,800	07/07/2023
000047607	Electrical Serv	10,000	07/06/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1527/1083	11/12/2024	WD	U	I	41
GRANTOR: 848 NW HIGHLANDS LAND					
GRANTEE: HAGHANI LEASING LLC					
1487/1016	3/29/2023	WD	Q	I	01
GRANTOR: MOODY CHARALEE M BULL					
GRANTEE: 848 NW HIGHLANDS LA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W32 S26 E25 FOP= S4 E26N4 W26\$ E26 N19 UST= N7 W10 S7 E10\$ W10 N7 FOP= N10 W9 S10 E9\$ W9\$.											