LOT 5 BLOCK 1 HOLLIDAY HEIGHTS R
379-126, DC 849-593, 904-1018, W

HAGHANI RENTALS, LLC
51 TAMAR CT
ST AUGUSTINE, FL 32095

2026

31-3S-17-06106-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

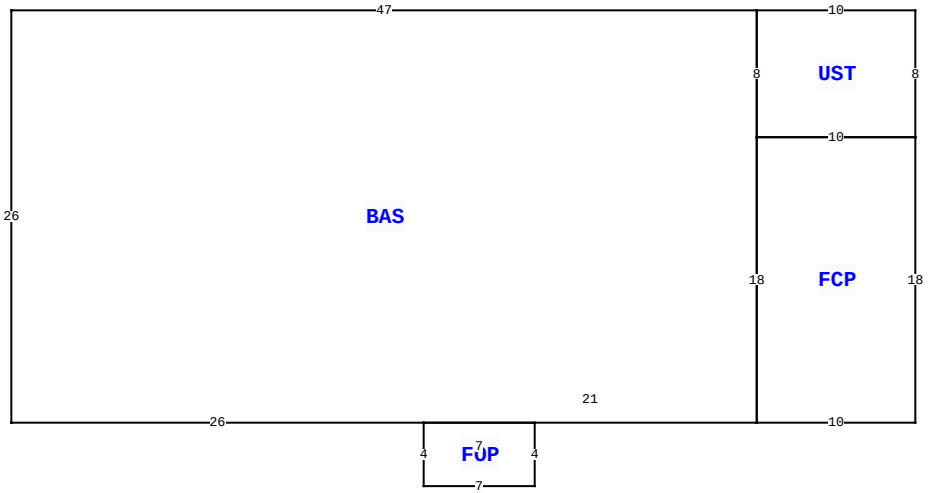
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,222	100		1,222	109,248
FCP	180	25		45	4,023
FOP	28	30		8	715
UST	80	45		36	3,218
TOTALS	1,510			1,311	117,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,311	122.8000	137.54	180,315	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1222 HX Base Yr



1092 NW ASHLEY ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	117,205
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	14,523
TOTAL MARKET VALUE	133,528
SOH/AGL Deduction	0
ASSESSED VALUE	133,528
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,528
TOTAL JUST VALUE	133,528
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046985	Remodel	10,615	04/17/2023
000045700	Electrical Servic	0	10/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1497/37	7/26/2023	QC	U	I	11	100
GRANTOR: HAGHANI ARIANA						
GRANTEE: HAGHANI RENTALS, LL						
1479/2138	11/18/2022	WD	Q	I	01	145,000
GRANTOR: DERENTHAL HOLLY						
GRANTEE: HAGHANI ARIANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S26 E26 FOP= S4 E7 N4 W7$ E21 FCP= E10 N18 W10 S18$ N18 UST= E10 N8 W10 S8$ N8$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	18	29	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	0100	C	SFR	0		*RSF-3	0.00	0.00	15,287.35	SF		1.00	1.00	1.00	0.95	0.95	14,523							

REVIEW DATE 05/03/2023 BY TW Total Acres: 0.35 Total Land Value: 14,523 Market: 0 Agricultural: 0 Common: 14,523 PRINTED 11/18/2025 BY SYS