

ATTA EMAD I
3944 NW COLONIAL GLN
LAKE CITY, FL 32055

34-3S-16-02461-117

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
5	VALUATION BY		STANDARD
7	Tax Group: 1	Tax Dist:	
	BUILDING MARKET VALUE		423,743
	TOTAL MARKET OB/XF VALUE		52,022
	TOTAL LAND VALUE - MARKET		35,000
	TOTAL MARKET VALUE		510,765
	SOH/AGL Deduction		150,178
	ASSESSED VALUE		360,587
	TOTAL EXEMPTION VALUE	HX HB	50,722
	BASE TAXABLE VALUE		309,865
	TOTAL JUST VALUE		510,765
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		517,380

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% CON
0100	01	4,042	120.0812	134.49	543,609	2004	2004	0	0	22.05	77.9%
1 SINGLE FAM 100% - 2017					Heated Area: 3723					HX Base Yr 2017	

The diagram shows a building layout with the following dimensions and area calculations:

- Top Section:**
 - Top horizontal boundary: 66
 - Left vertical boundary: 34
 - Right vertical boundary: 20
 - Horizontal boundary between top and middle sections: 37
- Middle Section:**
 - Left vertical boundary: 10
 - Top horizontal boundary: 16
 - Right vertical boundary: 10
 - Bottom horizontal boundary: 16
 - Left horizontal boundary: 13
 - Bottom-left corner: 29
- Bottom Section:**
 - Left vertical boundary: 34
 - Right vertical boundary: 22
 - Horizontal boundary between middle and bottom sections: 24
 - Bottom horizontal boundary: 24
 - Left horizontal boundary: 13
 - Bottom-left corner: 5
- Room Labels and Dimensions:**
 - BAS 2023:** Located in the top-left area.
 - BAS:** Located in the middle-right area.
 - FOP:** Located in the bottom-left area, with a width of 6.
 - FGR:** Located in the bottom-right area, with a width of 22.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
839	MAINT/ALTR	0	09/14/2016
474	ADDN SFR	52	02/13/2015
474	ADDN SFR	270	12/30/2014
2974	SFR	531	06/17/2004

BLD DATE	LGL DATE
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[illegible]

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1257/2780	7/11/2013	WD	U	I	38	130,000
GRANTOR: CARLOS H WATER-MARRER						
GRANTEE: EMAD I ATTA						
1017/0037	5/27/2004	WD	Q	V		27,500
GRANTOR: JOHN RUSSELL NORTH						
GRANTEE: CARLOS H WATER-MARRER						

[illegible]

U	BUILDING NOTES														
	BUILDING DIMENSIONS														
	BAS=[ORIG=0,0] W37 S4 S10 W29 S34 E13 N5 N6 E16 S10 E13 N1 N22 E24 N24 \$														
	FGR=[ORIG=-24,46] E24 N22 W24 S22 \$														
	BAS=[ORIG=-37,4] W16 S10 E16 N10 \$														
	FOP=[ORIG=-53,43] E16 N6 W16 S6 \$														
	BAS=[YR=2023;ORIG=0,-20] W66 S34 E13 N10 E16 N4 E37 N20 \$														
	.														

REVIEW DATE	10/02/2018	BY	KR	Total Acres:	0.50	Total Land Value:	35,000	Market:	0	Agricultural:	0	Common:	35,000	PRINTED 11/18/2025 BY SYS
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