LOTS 17, 18 & 19 BLOCK A GATORWO
623-504, 630-815, 643-732, 654-1

FAISAL MOHAMMAD A/FAISAL KAZI TAHMIDA
PO BOX 3009
LAKE CITY, FL 32056

2025

34-3S-16-02484-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

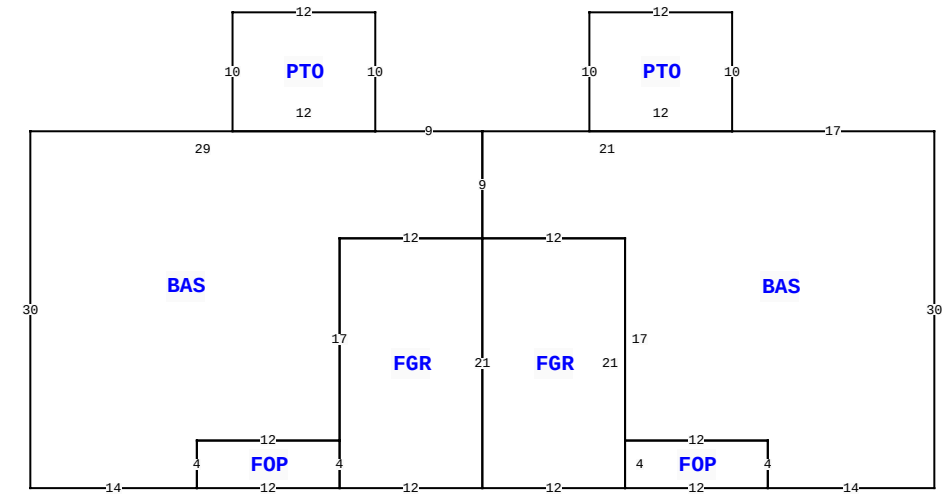
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	57,926
BAS	840	100		840	57,926
FGR	252	55		139	9,585
FGR	252	55		139	9,585
FOP	48	30		14	965
FOP	48	30		14	965
PTO	120	5		6	414
PTO	120	5		6	414
TOTALS	2,520			1,998	137,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,998	102.6900	87.29	174,405	1988	2010	0	0	0	21.00	79.00

1 DUPLEX 0% - 2025 Heated Area: 1680 HX Base Yr



299 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	842,266
TOTAL MARKET OB/XF VALUE	11,792
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	959,058
SOH/AGL Deduction	0
ASSESSED VALUE	959,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,058
TOTAL JUST VALUE	959,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	859,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2144	1/21/2025	WD	U	I	11	100
GRANTOR: FAISAL MOHAMMAD A						
GRANTEE: FAISAL MOHAMMAD A						
1511/1821	4/02/2024	WD	U	I	37	1,350,000
GRANTOR: PETERS RYAN J						
GRANTEE: FAISAL MOHAMMAD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 PTO= N10 W12 S10 E12$ W29 S30 E14 FOP= E12 N4 W12S4$ N4 E12 FGR= S4 E12 N21 W12 S17$ N17 E12 N9$ BAS= S9 FGR= S21 E12 N21 W12$ E12 S17FOP= S4 E12 N4 W12$ E12 S4 E14 N30 W17 PTO= N10 W12 S10 E12$ W21$.

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	2,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
4	0166	CONC,PAVMT	0	0	0	0	3,726.00	UT	1.13	1.13	100	1993	1993	3	100	4,192	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	100	2017	2017	3	100	600	
6	0253	LIGHTING	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 11,792

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	0300	C	MULTI-FAM	0		RMF-	1300.00	220.00	0.25	LT		1.00	1.00	1.00	35,000.00	35,000.00	8,750							
2	0300	C	MULTI-FAM	0		00	0.00	0.00	2.75	LT		1.00	1.00	1.00	35,000.00	35,000.00	96,250							

REVIEW DATE 12/15/2021 BY ME Total Acres: 1.66 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/12/2025 BY SYS

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623-504, 630-815, 643-732, 654-1

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34-3S-16-02484-024

COLUMBIA COUNTY PROPERTY

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Units		2 100
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Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.020	1.00/

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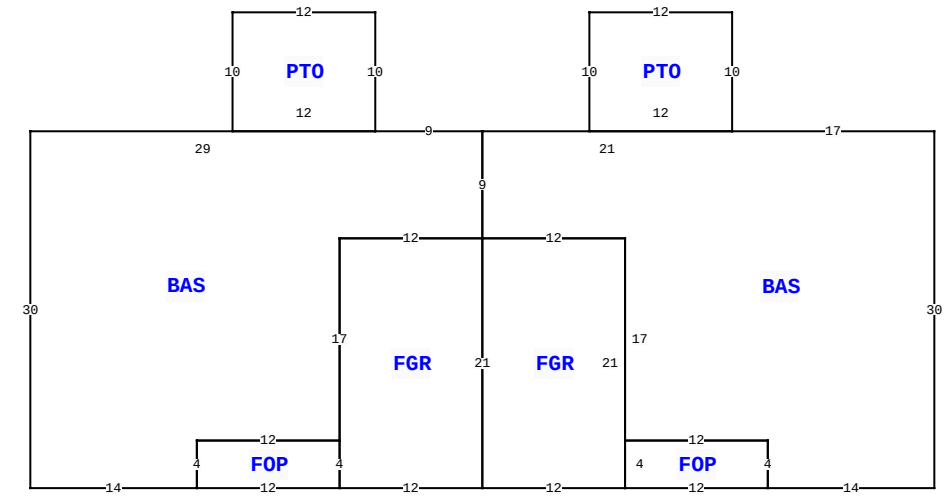

299 NW LAKE CITY AVE, LAKE CITY

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TOTAL JUST VALUE	959,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	859,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/15/2021 BY ME Total Acres: 1.66 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/12/2025 BY SYS

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2025

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COLUMBIA COUNTY PROPERTY

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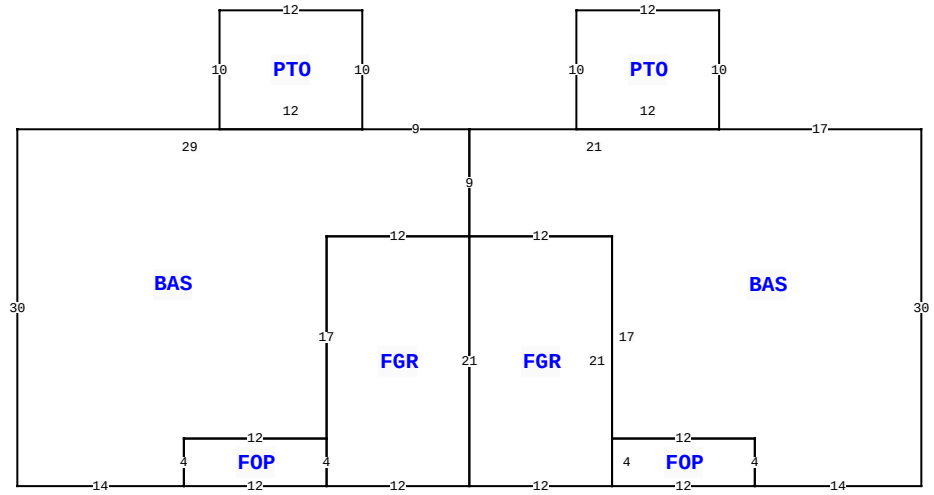

299 NW LAKE CITY AVE, LAKE CITY

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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/15/2021 BY ME Total Acres: 1.66 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/12/2025 BY SYS

LOTS 17, 18 & 19 BLOCK A GATORWO
623-504, 630-815, 643-732, 654-1

FAISAL MOHAMMAD A/FAISAL KAZI TAHMIDA
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2025

34-3S-16-02484-024

COLUMBIA COUNTY PROPERTY

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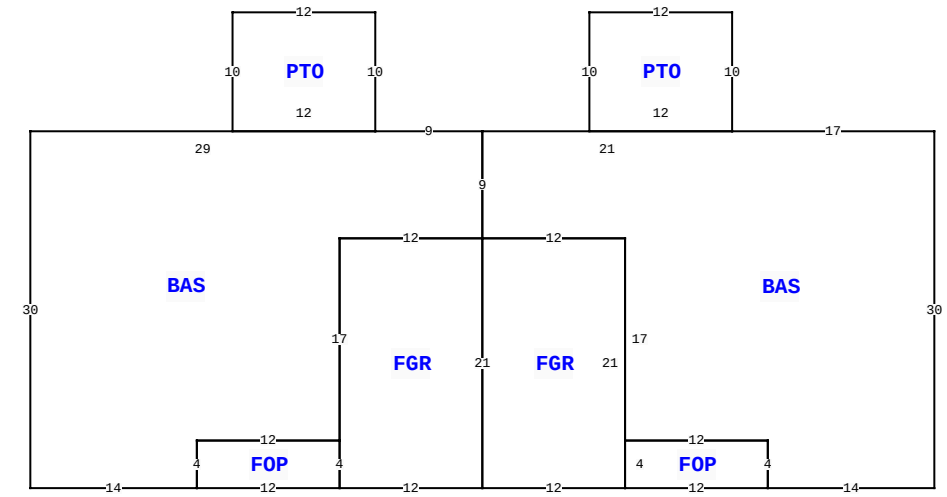

299 NW LAKE CITY AVE, LAKE CITY

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VALUATION SUMMARY

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LAND DESCRIPTION

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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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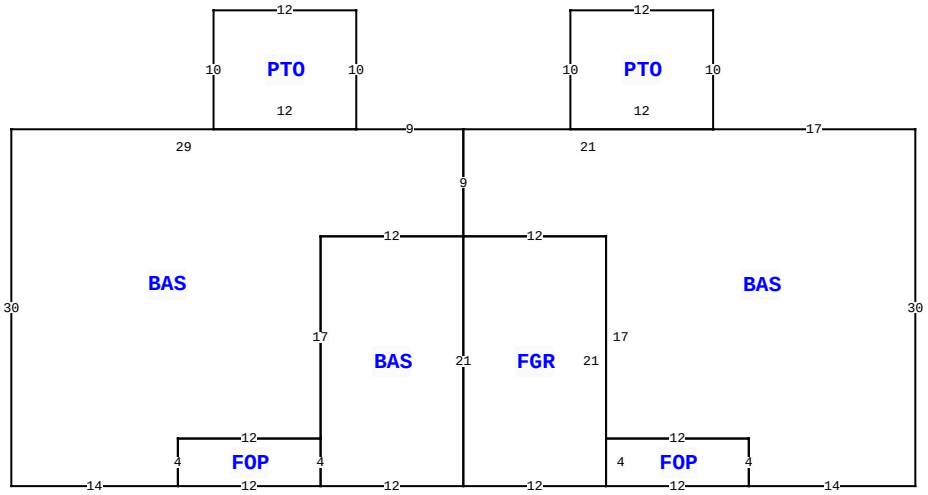

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REVIEW DATE 12/15/2021 BY ME Total Acres: 1.66 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/12/2025 BY SYS

LOTS 17, 18 & 19 BLOCK A GATORWO
623-504, 630-815, 643-732, 654-1

FAISAL MOHAMMAD A/FAISAL KAZI TAHMIDA
PO BOX 3009
LAKE CITY, FL 32056

2025

34-3S-16-02484-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

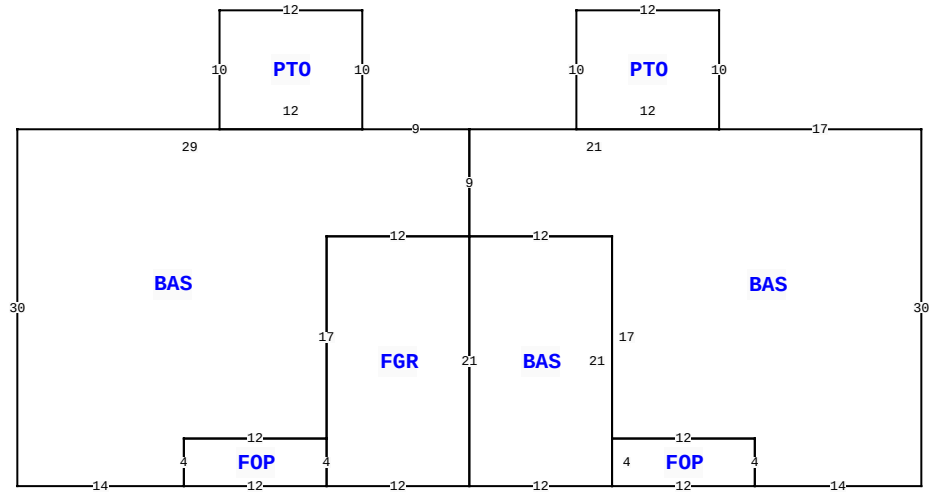
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	17,378
BAS	840	100		840	57,926
BAS	840	100		840	57,926
FGR	252	55		139	9,585
FOP	48	30		14	965
FOP	48	30		14	965
PTO	120	5		6	414
PTO	120	5		6	414
TOTALS	2,520			2,111	145,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,111	102.6900	87.29	184,269	1989	2010	0	0	0	21.00	79.00

6 DUPLEX 0% - 2025 Heated Area: 1932 HX Base Yr



299 NW LAKE CITY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	842,266
TOTAL MARKET OB/XF VALUE	11,792
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	959,058
SOH/AGL Deduction	0
ASSESSED VALUE	959,058
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	959,058
TOTAL JUST VALUE	959,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	859,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2144	1/21/2025	WD	U	I	11	100
GRANTOR: FAISAL MOHAMMAD A						
GRANTEE: FAISAL MOHAMMAD A						
1511/1821	4/02/2024	WD	U	I	37	1,350,000
GRANTOR: PETERS RYAN J						
GRANTEE: FAISAL MOHAMMAD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 PTO= N10 W12 S10 E12$ W29 S30 E14 FOP= E12 N4 W12S4$ N4 E12 FGR= S4 E12 N21 W12 S17$ N17 E12 N9$ BAS= S9 BAS= S21 E12 N21 W12$ E12 S17FOP= S4 E12 N4 W12$ E12 S4 E14 N30 W17 PTO= N10 W12 S10 E12$ W21$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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