LOT 4 BLOCK B GATORWOOD S/D.
520-280, 804-1408, 982-493, WD 9

FAISAL ALI MOHAMMAD
414 SW WINSOR DR
LAKE CITY, FL 32024

2026

34-3S-16-02484-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

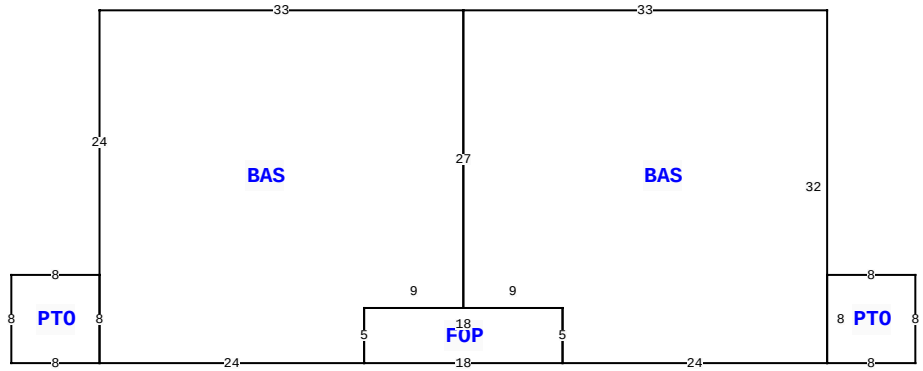
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 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	0800	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	1,011	100		1,011	57,469
BAS	1,011	100		1,011	57,469
FOP	90	30		27	1,535
PTO	64	5		3	171
PTO	64	5		3	171
TOTALS	2,240			2,055	116,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,055	106.9950	90.95	186,902	1984	2000	0	0	0	37.50	62.50

1 DUPLEX 0% - 0 Heated Area: 2022 HX Base Yr



3817 NW HUNTSBORO ST, 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	247,645
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	284,645
SOH/AGL Deduction	0
ASSESSED VALUE	284,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,645
TOTAL JUST VALUE	284,645
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0535		12,000	06/16/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/2654	6/04/2025	WD	Q	I	01	400,000
GRANTOR: BRENNAN JOHN J						
GRANTEE: FAISAL ALI MOHAMMAD						
1541/2650	6/04/2025	WD	U	I	11	100
GRANTOR: BRENNAN JOHN J						
GRANTEE: BRENNAN JOHN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 BAS= W33 S24 PTO= W8 S8 E8 N8$ S8 E24 FOP= E18 N5 W18 S5$ N5 E9 N27$ S27 E9 S5 E24 PTO= E8 N8 W8 S8$ N32$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0800	C	MULTI-FAM	0		RMF-	2100.00	220.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/05/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/06/2025 BY SYS

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520-280, 804-1408, 982-493, WD 9

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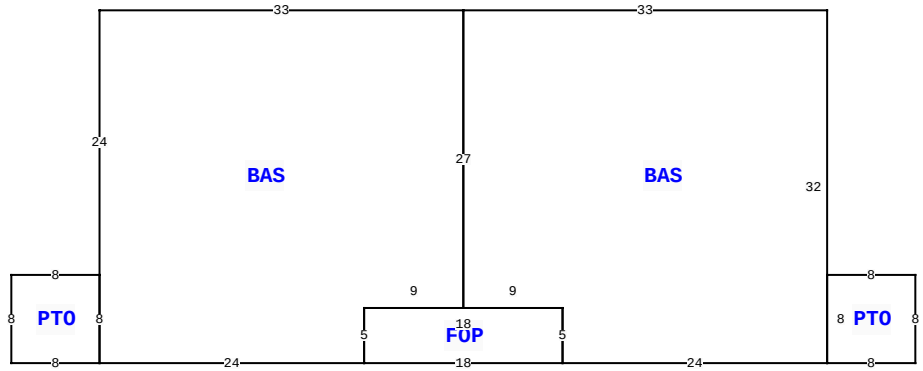
BAS	1,011	100		1,011	64,365
FOP	90	30		27	1,719
PTO	64	5		3	191
PTO	64	5		3	191
TOTALS	2,240			2,055	130,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,055	106.9950	90.95	186,902	1984	2005	0	0	0	30.00	70.00

2 DUPLEX 0% - 0 Heated Area: 2022 HX Base Yr



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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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