

LOT 12 BLOCK 12 COUNTRY CLUB EST
544-393, 656-172, DC 1217-1609,

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

2026

34-3S-17-07236-000



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 80
Interior Floo	15	HARDTILE 20
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	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,144	100
FCP	209	25
FST	77	55
UOP	120	20
TOTALS	1,550	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,262	138.1600	154.74	195,282	1960	2015	0	0	0 12.50	87.50	
1 SINGLE FAM 0% - 2024 Heated Area: 1144 HX Base Yr												
UOP BAS FST FCP												
469 SE COUNTRY CLUB RD, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU												

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
1	0166	CONC, PAVMT	0	0	1.00	UT	0.00	0.00	100	0	0	3 100
2	0120	CLFENCE	4	0	1.00	UT	0.00	0.00	100	1993	1993	3 100

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		RSF-2	82.00	121.00	1.00	LT		1.00

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						170,872						
TOTAL MARKET OB/XF VALUE						300						
TOTAL LAND VALUE - MARKET						18,500						
TOTAL MARKET VALUE						189,672						
SOH/AGL Deduction						0						
ASSESSED VALUE						189,672						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						189,672						
TOTAL JUST VALUE						189,672						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						192,113						

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W32 S26 E44 FCP= E11 N19 W11 S19\$ N19 FST= E11 N7 W11 S7\$ N7 UOP= N10 W12 S10 E12\$ W12\$.												
TOTAL OB/XF 300												
OTHER ADJUSTMENTS AND NOTES												
YEAR DENSITY DECL FRZ YR CONSRV												