NW DIV: BEG SW COR BLOCK 33, RUN FT, W 70 FT, S 105 FT TO POB.

HAGHANI RENTALS LLC
155 BARTRAM MARKET DR, STE 135, PMB 181
SAINT JOHNS, FL 32259

**2027**

**00-00-00-11296-003**

## BUILDING CHARACTERISTICS

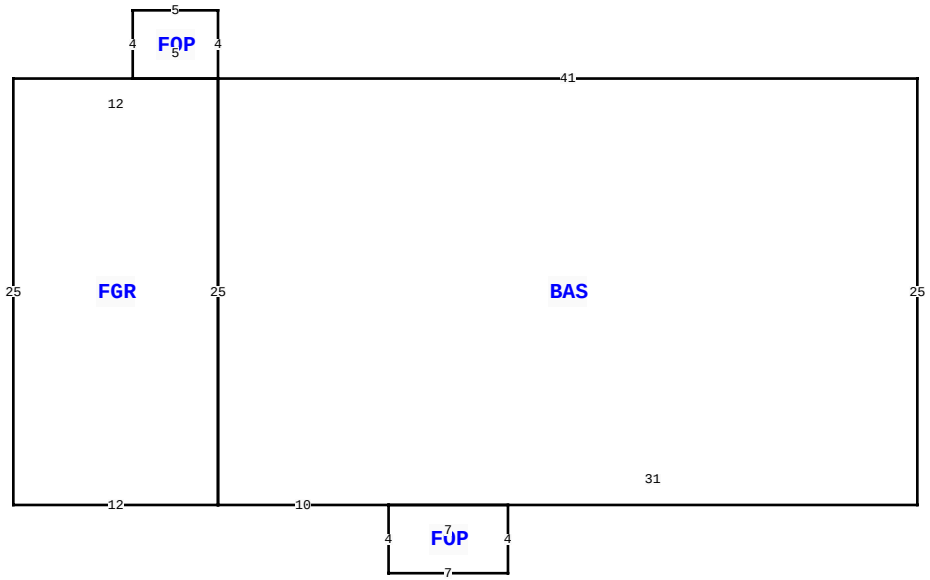
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 07 |
| NEIGHBORHOOD/LOC | 820317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,025 | 100 | | 1,025 | 100,053 |
| FGR | 300 | 55 | | 165 | 16,106 |
| FOP | 20 | 30 | | 6 | 586 |
| FOP | 28 | 30 | | 8 | 781 |
| TOTALS | 1,373 | | | 1,204 | 117,526 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,204 | 118.3200 | 130.15 | 156,701 | 1995 | 2010 | 10 | 0 | 0 | 15.00 | 75.00 |

2 SINGLE FAM 0% - 2025 Heated Area: 1025 HX Base Yr




677 NW REDDING AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 117,526 |
| TOTAL MARKET OB/XF VALUE | 735 |
| TOTAL LAND VALUE - MARKET | 3,228 |
| TOTAL MARKET VALUE | 121,489 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 121,489 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 121,489 |
| TOTAL JUST VALUE | 121,489 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 123,629 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046866 | Roof Replacement | 9,975 | 03/29/2023 |
| 480 | SFR | 232 | 07/20/1995 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1511/1281 | 3/29/2024 | WD | Q | I | 01 | 148,500 |
| GRANTOR: FIXWORD CORPORATION | | | | | | |
| GRANTEE: HAGHANI RENTALS LLC | | | | | | |
| 1496/2031 | 5/31/2023 | QC | U | I | 11 | 100 |
| GRANTOR: MG INVESTMENTS AND SE | | | | | | |
| GRANTEE: FIXWORD CORPORATION | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 S25 E10 E31 N25 $
FGR=[ORIG=-41,0] W12 S25 E12 N25 $
FOP=[ORIG=-31,25] S4 E7 N4 W7 $
FOP=[ORIG=-41,0] N4 W5 S4 E5 $
.

## 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 | 490.00 | UT | 1.50 | 1.50 | 100 | 1995 | 1995 | 3 | 100 | 735 | |

## LAND DESCRIPTION

TOTAL OB/XF 735

| 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 | | 00 | 0.00 | 0.00 | 6,457.00 | SF | | 1.00 | 1.00 | 1.00 | 0.50 | 0.50 | 3,228 | | | | | | | |

REVIEW DATE 04/05/2024 BY TP Total Acres: 0.15 Total Land Value: 3,228 Market: 0 Agricultural: 0 Common: 3,228 PRINTED 11/17/2026 BY SYS