W DIV: BEG 202.5 FT E OF INTER O & N LINE OF DUVAL ST, RUN N 209. FT, S 209.5 FT, W 55 FT TO POB.

KHODR BILAL
4306 NW 51ST DR
GAINESVILLE, FL 32606

2027

00-00-00-12415-001

BUILDING CHARACTERISTICS

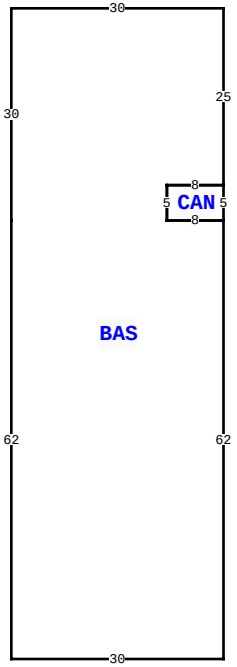
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,720	100		2,720	101,429
CAN	40	30		12	448
TOTALS	2,760			2,732	101,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	2,732	95.6176	74.58	203,753	1973	1985	0	0	0	50.00	50.00

1 OFFICE MED 0% - 0 Heated Area: 2720 HX Base Yr



777 W DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
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	101,876
TOTAL MARKET OB/XF VALUE	5,418
TOTAL LAND VALUE - MARKET	60,060
TOTAL MARKET VALUE	167,354
SOH/AGL Deduction	0
ASSESSED VALUE	167,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,354
TOTAL JUST VALUE	167,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0121	REMODEL	75	04/08/2014
960	MAINT/ALTR	75	07/31/2008
1137	REMODEL	53	12/30/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1506/356	12/12/2023	LE	U	I	14	0
GRANTOR: KHODR BILAL						
GRANTEE: KHODR BILAL (ENH LE						
1368/1001	9/11/2018	WD	U	I	11	100
GRANTOR: MAGNOLIA ADULT LLC						
GRANTEE: BILAL KHODR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N62CAN= N5W8S5E8$ W8 N5E8 N25 W30 S30 S62 E30$.

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	5,238	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	180	

LAND DESCRIPTION

TOTAL OB/XF 5,418

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	1910	C	MEDIC OFF	0		*CG	55.00	156.00	8,580.00	SF		1.00	1.00	1.00	7.00	7.00	60,060							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.20 Total Land Value: 60,060 Market: 0 Agricultural: 0 Common: 60,060 PRINTED 11/16/2026 BY SYS