

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.

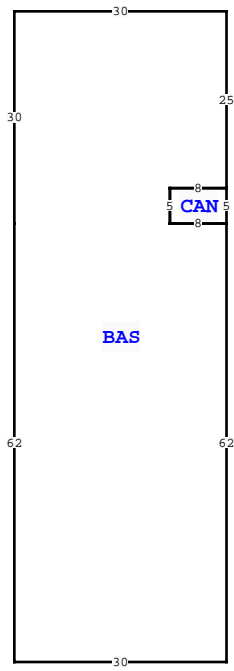
KHODR BILAL
4306 NW 51ST DR
GAINESVILLE, FL 32606

2026

00-00-00-12415-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	06	VINYL ASB 50	
Interior Floor	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
BAS	2,720	100	
CAN	40	30	
TOTALS	2,760		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	OFFICE MED	0%	0									
				Heated Area:	2720							
				HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 1 of 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		158,774

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						

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
1	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2001	2001

BUILDING NOTES	

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

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							