S DIV: LOT 8 BLOCK A MELTON'S S/
693-204, 830-1057, 849-2361,2372

FAISAL FAHIM A
414 SW WINDSOR DR
LAKE CITY, FL 32024

2027

00-00-00-13933-000

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	14	CARPET 80
Interior Floo	06	VINYL ASB 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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA: 06

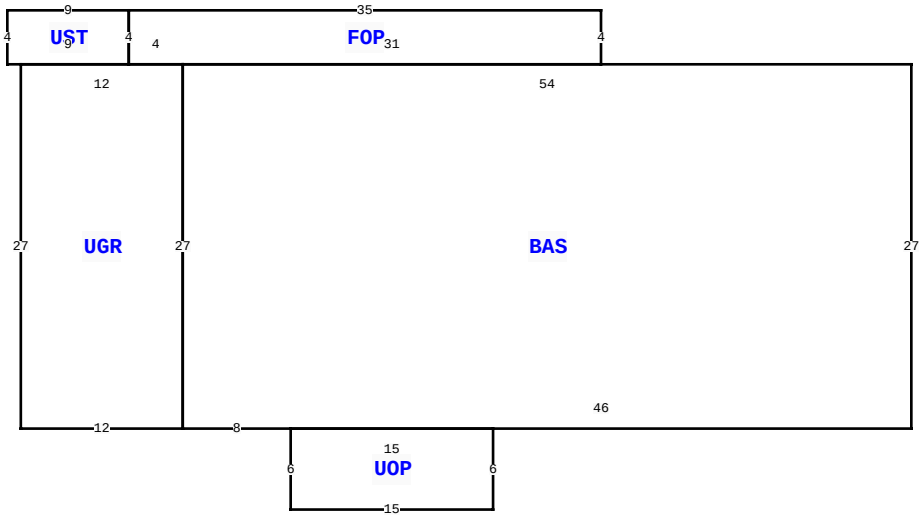
NEIGHBORHOOD/LOC: 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100		1,458	118,510
FOP	140	30		42	3,414
UGR	324	45		146	11,867
UOP	90	20		18	1,463
UST	36	45		16	1,301
TOTALS	2,048			1,680	136,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,680	113.6800	125.05	210,084	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1458 HX Base Yr



471 SW THERESA CT, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE: 05/12/2026 MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	136,555
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	13,877
TOTAL MARKET VALUE	151,332
SOH/AGL Deduction	0
ASSESSED VALUE	151,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,332
TOTAL JUST VALUE	151,332
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/2133	6/01/2018	WD	Q	I	01	74,500
GRANTOR: MICHAEL J DOWLING ETA						
GRANTEE: FAHIM A FAISAL						
1347/0451	10/30/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (TERRY						
GRANTEE: MICHAEL J DOWLING &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 FOP= E31 N4 W35 S4 UST= N4 W9 S4 E9$ E4$ UGR= W12 S27 E12 N27$ S27 E8 UOP= S6 E15 N6 W15$ E46 N27$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF: 900

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		*RSF-2	0.00	0.00	13,877.00	SF		1.00	1.00	1.00	1.00	1.00	13,877							

REVIEW DATE 09/08/2016 BY DF | Total Acres: 0.32 | Total Land Value: 13,877 | Market: 0 | Agricultural: 0 | Common: 13,877 | PRINTED 11/17/2026 BY SYS