

LOT 11 RIVERS MANOR S/D UNIT 1
ORB 756-1717, 796-581, 796-801

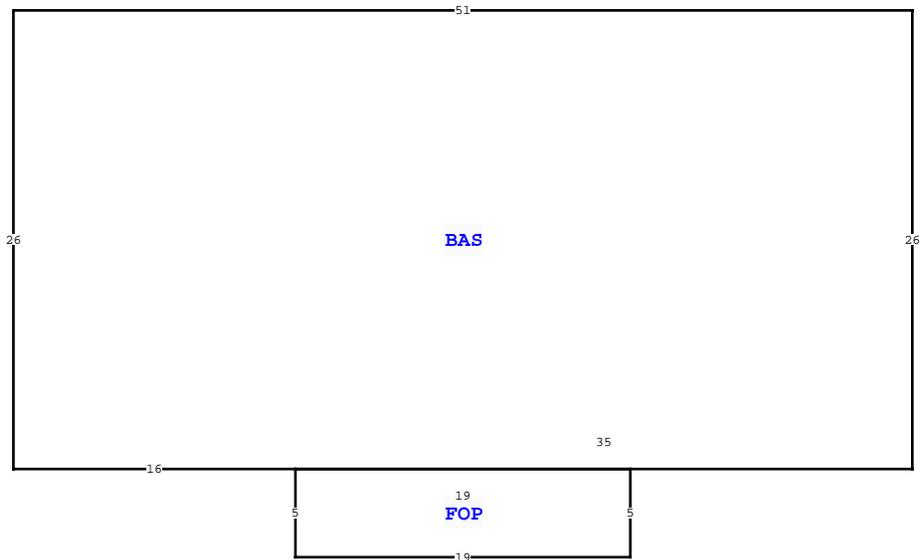
PERBTANI AAMIR ALI
1190 SW LITTLE RD
LAKE CITY, FL 32024

2026

01-5S-16-03401-111
COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architactual Units	05	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,326	100	
FOP	95	30	
TOTALS	1,421		
		1,354	117,908

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2009									
				Heated Area: 1326				HX Base Yr 2009				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			117,908
TOTAL MARKET OB/XF VALUE			10,250
TOTAL LAND VALUE - MARKET			45,110
TOTAL MARKET VALUE			141,001
SOH/AGL Deduction			39,262
ASSESSED VALUE			101,739
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			50,328
TOTAL JUST VALUE			173,268
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,039
LAND:3:1: 4.01 AC. JOINS FAMILY PROPERTY			
SALE:3:1: LOT 11, RIVERS MANOR UNIT 1			
SALE:2:1: LOT 11 RIVERS MANOR UNIT 1			
XFOB:1:1: PALM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26314	SFR	439	10/08/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1131/0733	9/18/2007	QC	Q	I	01	100
GRANTOR: MARY ELLEN MCCLENDON						
GRANTEE: AAMIR ALI PERBTANI						
0980/1267	4/03/2003	WD	Q	I	01	100
GRANTOR: THELMA MAE MCLENDON						
GRANTEE: MARY ELLEN MCCLENDO						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0030	BARN,MT	0.00
2	0296	SHED METAL	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/22/2026	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W51 S26 E16 FOP= S5 E19 N5 W19\$ E35 N26\$.	

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	3.01	AC		1.00	1.00	1.00	280.00	280.00	843							
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	3.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,110							