

A PART OF LOT 12 ROSE CREEK  
 PLANTATION S/D PH 2 MORE FULLY  
 DESC: COMM NW COR OF SAID LOT

HUDA NURUL/BEGUM TOHMINA  
 397 SW HIGHPOINT GLN  
 LAKE CITY, FL 32024

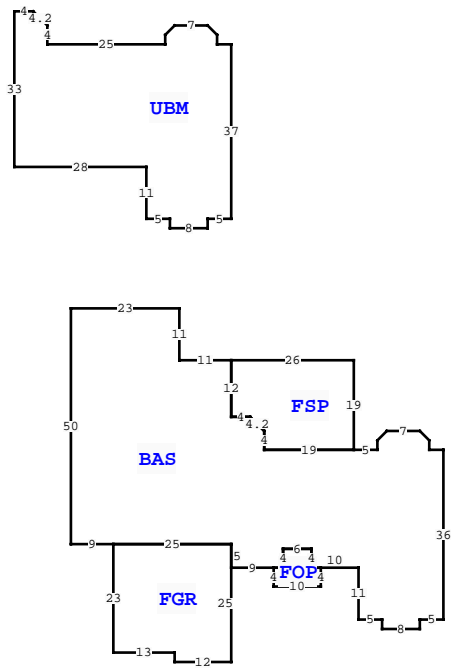
2026

01-5S-16-03406-112



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 Floor	12	HARDWOOD	90		
Interior Floor	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	08	08			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1516.0500	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,979	100		2,979	358,862
FGR	599	55		329	39,633
FOP	64	30		19	2,289
FSP	450	40		180	21,683
UBM	1,495	20		299	36,018
TOTALS	5,587			3,806	458,486

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 0		150.58	573,107	2005	2005	0	0	20.00	80.00
				Heated Area:	2979		HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			458,486
TOTAL MARKET OB/XF VALUE			54,099
TOTAL LAND VALUE - MARKET			39,960
TOTAL MARKET VALUE			552,545
SOH/AGL Deduction			0
ASSESSED VALUE			552,545
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			552,545
TOTAL JUST VALUE			552,545
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			553,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36736	POOL ENCL	144	05/15/2018
000036584	Swimming Pool and		04/16/2018
22198	SFR	859	08/16/2004
17560	SFR	418	10/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0086	1/09/2017	WD U		I	38	280,000
GRANTOR: LUKE W & AUDRA R CARR						
GRANTEE: NURUL HUDA & TOHMIN						
0993/0293	8/28/2003	WD Q		V		35,100
GRANTOR: LUKE M & SHEILA SPARK						
GRANTEE: LUKE W & AUDRA R CA						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	0	7,595.00	UT	2.00	2.00	100	2005	2005	3	100	15,190	
3	0280	POOL R/CON	0	0	32	13	416.00	UT	70.00	70.00	100	2018	2018	3	86	25,043	
4	0282	POOL ENCL	0	0	49	26	1,274.00	UT	15.00	15.00	100	2018	2018	3	60	11,466	
5	0214	GRN HOUSE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W11 N11 W23 S50 E9 FGR= S23 E13 S2 E12 N25 W25 \$ E25 S5 E9 FOP= S4 E10 N4 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E10 S11 E5 S2 E8 N2 E5 N36 W3 N2 L2 U2 W7 D2 L2 S2 W5 FSP= N19 W26 S12 E4 D3 R3 S4 E19\$ W19 N4 L3 U3 W4 N12\$ PTR= N30 UBM= N37 W3 N2 L2 U2 W7 D2 L2 S2 W25 N4 L3 U3 W4 S33 E28 S11 E5 S2 E8 N2 E5 \$ S30\$.	

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	0		A-3	0.00	0.00	3.33	AC		1.00	1.00	1.00	12,000.00	12,000.00	39,960							