COMM NE COR OF NE1/4, RUN W 670. RUN S 1337.63 FT, W 658.15 FT, N 658.16 FT TO POB.

MAZLAGHANI HAMID H/MAZLAGHANI LENORA J
3622 NW 41ST PLACE
GAINESVILLE, FL 32605

2027

06-6S-16-03780-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	6616.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

286 SW FAULKNER DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	181,800
TOTAL MARKET VALUE	5,656
SOH/AGL Deduction	0
ASSESSED VALUE	5,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,656
TOTAL JUST VALUE	181,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16396	M H	125	12/10/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0718/0415	5/04/1990	WD	Q	V		40,000

GRANTOR: WAYNE HOLLINGSWORTH

GRANTEE: HAMID MAZLAGHANI

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.20	AC		1.00	1.00	1.00	280.00	280.00	5,656							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	20.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	181,800							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 20.20 Total Land Value: 5,656 Market: 181,800 Agricultural: 5,656 Common: 0 PRINTED 11/17/2026 BY SYS