

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

2026

06-6S-16-03780-005



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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																
DOR CODE 6200 PASTURE CLS33																PERMIT NUM 16396 DESCRIPTION M H AMT 125 ISSUED 12/10/1999																	
MAP NUM MKT AREA 02																SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0718/0415</td> <td>5/04/1990</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>40,000</td> </tr> </tbody> </table> GRANTOR: WAYNE HOLLINGSWORTH GRANTEE: HAMID MAZLAGHANI				OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	0718/0415	5/04/1990	WD	Q	V		40,000
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																											
0718/0415	5/04/1990	WD	Q	V		40,000																											
NEIGHBORHOOD/LOC 6616.00 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
TOTALS																																	
EXTRA FEATURES						286 SW FAULKNER DR, FORT WHITE																											
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																		
																	BUILDING NOTES																
																	BUILDING DIMENSIONS																

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	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							