BEG NW COR OF SEC, RUN E 420 FT, 420 FT, N 210 FT TO POB.

ULLAH SHAFIQ/HASAN KHALID
8949 HOLLY RD
TRENTON, FL 32693

2027

06-7S-16-04143-001

BUILDING CHARACTERISTICS

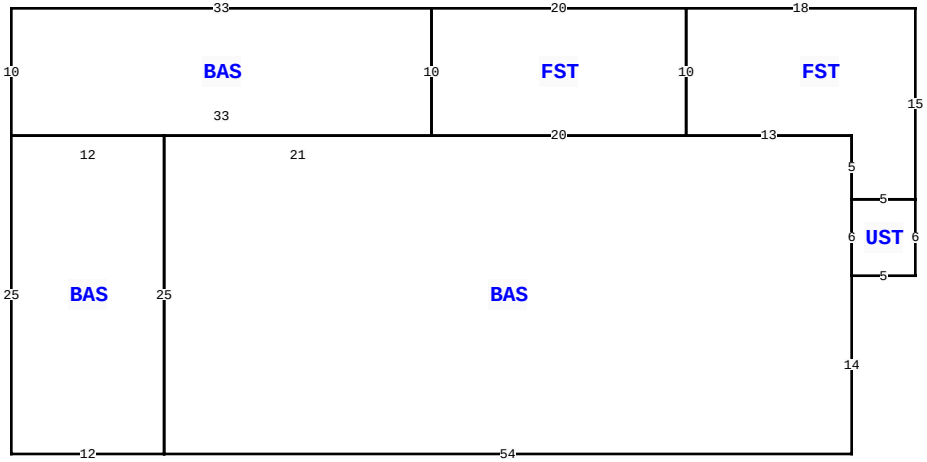
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	9,303
BAS	330	100		330	10,234
BAS	1,350	100		1,350	41,864
FST	200	50		100	3,101
FST	205	50		102	3,163
UST	30	40		12	372
TOTALS	2,415			2,194	68,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,194	81.6060	62.02	136,072	1976	1985	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 2024 Heated Area: 1980 HX Base Yr



2980 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	9915	RV SITE	0	0	0	0	2.00	UT	3,000.00	3,000.00	100	2021	2020		100	6,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,036
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	114,336
SOH/AGL Deduction	0
ASSESSED VALUE	114,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,336
TOTAL JUST VALUE	114,336
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28827	REMODEL	125	08/31/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/34	7/31/2023	WD	U	I	11	100
GRANTOR: OPEN SPACES INTERNATI						
GRANTEE: ZALA MEGHUBHA SUREN						
1498/37	5/18/2023	WD	U	I	35	415,000
GRANTOR: ZALA SURENDRASINH MEG						
GRANTEE: ULLAH SHAFIQ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= N10 W33 S10 E33$ W21 BAS= W12 S25 E12 N25$ S25 E54 N14 UST= E5 N6 W5 S6$ N6 FST= E5 N15 W18 FST= W20 S10 E20 N10$ S10 E13 S5$ N5 W13$.

LAND DESCRIPTION

TOTAL OB/XF 6,300

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	1100	C	STORE 1FLR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.25	16,000.00	20,000.00	40,000							

REVIEW DATE 11/28/2023 BY ME Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS