

BEG 372.54 FT S OF NW COR OF SW1  
 RUN E 807.60 FT TO W LINE OF SR-  
 R/W 208.25 FT, W 759.73 FT TO W

BBL MANAGEMENT SERVICES INC  
 P O 3823  
 LAKE CITY, FL 32056

**2026**

07-4S-17-08119-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	80
Interior Wall	05	DRYWALL	20
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	1700	OFFICE BLD	1STY
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	64	100	
BAS	2,279	100	
FCP	420	25	
FOP	78	30	
FST	24	55	
UDU	120	55	
TOTALS	2,985		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,550	118.5800	132.81	338,666	1972	1972	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 2343 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	701,723			
TOTAL MARKET OB/XF VALUE	30,433			
TOTAL LAND VALUE - MARKET	56,885			
TOTAL MARKET VALUE	789,041			
SOH/AGL Deduction	0			
ASSESSED VALUE	789,041			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	789,041			
TOTAL JUST VALUE	789,041			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	794,165			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34318	COMMERCIAL	2,578	08/03/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1783	11/17/2015	WD	Q	I	01	149,500
GRANTOR: MOHAMMED & SHAGUFTA C						
GRANTEE: BBL MANAGEMENT SERV						
0921/0512	2/23/2001	WD	Q	I		150,000
GRANTOR: DOYLE & BETTY V MARKH						
GRANTEE: MOHAMMED & SHAGUFTA						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0166	CONC, PAVMT	0	0	0	1,170.00	UT	2.25	2.25	
3	0260	PAVEMENT-A	0	0	0	16,000.00	UT	1.60	1.60	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	

TOTAL OB/XF														30,433										
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	1700	C	1STORY OFF	0		CI	0.00	0.00	3.67	AC		1.00	1.00	1.00	15,500.00	15,500.00	56,885							

LAND DESCRIPTION		TOTAL OB/XF																							
1	1700	C	1STORY OFF	0		CI	0.00	0.00	3.67	AC		1.00	1.00	1.00	15,500.00	15,500.00	56,885								

