

LOT 23 HILLS OF HUNTSVILLE.
 WD 1138-2317, CT 1172-1931,
 WD 1182-1203, CT 1250-1510,

WESTRIDGE INC
 P O BOX 1733
 LAKE CITY, FL 32056

2026

08-3S-16-02032-123


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 50,000 TOTAL MARKET VALUE 1,400 SOH/AGL Deduction 0 ASSESSED VALUE 1,400 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,400 TOTAL JUST VALUE 50,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 50,000											
DOR CODE 6200 PASTURE CLS33																				PERMIT NUM DESCRIPTION AMT ISSUED 											
MAP NUM MKT AREA 01																				SALES DATA OFF RECORD Number DATE TYPE INST Q / U V / I RSN CD SALE PRICE 1250/1510 3/05/2013 CT U V 18 100 GRANTOR: ENVER SAKIRI GRANTEE: WESTRIDGE INC 1182/1203 10/08/2009 WD Q V 01 64,900 GRANTOR: WESTRIDGE INC GRANTEE: ENVER SAKIRI											
NEIGHBORHOOD/LOC 8316.0100 1.00/																				BUILDING NOTES 											
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE 																				BUILDING DIMENSIONS 											
TOTALS																				BLD DATE LGL DATE 05/06/2024 MLU XF DATE LAND DATE INC DATE AG DATE											
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															
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400														
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000														
REVIEW DATE 05/06/2024 BY MLU Total Acres: 5.00 Total Land Value: 1,400 Market: 50,000 Agricultural: 1,400 Common: 0 PRINTED 05/08/2026 BY SYS																															