

COMM SE COR OF SE1/4 OF NE1/4, R
 599 FT FOR POB, RUN W 611.34, N
 W 358.94 FT, N 313.53 FT, E 674.

KHAN FERAZ
 1570 NW 128TH DR APT 105
 SUNRISE, FL 33323-5215

2026

11-6S-17-09641-000


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 109,230 TOTAL MARKET VALUE 109,230 SOH/AGL Deduction 37,265 ASSESSED VALUE 71,965 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 71,965 TOTAL JUST VALUE 109,230 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 94,335																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 6782 M H 60 01/26/1993																																																										
																				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>1069/1878</td> <td>12/20/2005</td> <td>WD U</td> <td>V</td> <td>V</td> <td>09</td> <td>150,000</td> </tr> <tr> <td colspan="7">GRANTOR: RORABAUGH & BLACKFORD</td> </tr> <tr> <td colspan="7">GRANTEE: FERAZ KHAN</td> </tr> <tr> <td>1065/1890</td> <td>11/16/2005</td> <td>WD U</td> <td>V</td> <td>V</td> <td>08</td> <td>30,000</td> </tr> <tr> <td colspan="7">GRANTOR: ENGLISH</td> </tr> <tr> <td colspan="7">GRANTEE: RORABAUGH & BLACKFO</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1069/1878	12/20/2005	WD U	V	V	09	150,000	GRANTOR: RORABAUGH & BLACKFORD							GRANTEE: FERAZ KHAN							1065/1890	11/16/2005	WD U	V	V	08	30,000	GRANTOR: ENGLISH							GRANTEE: RORABAUGH & BLACKFO						
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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																																																														
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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																																																						
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REVIEW DATE 05/06/2026 BY MLU Total Acres: 9.93 Total Land Value: 109,230 Market: 0 Agricultural: 0 Common: 109,230 PRINTED 06/23/2026 BY SYS																																																																														