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

2026

11-6S-17-09641-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1069/1878	12/20/2005	WD	U	V	09	150,000
GRANTOR: RORABAUGH & BLACKFORD						
GRANTEE: FEROZ KHAN						
1065/1890	11/16/2005	WD	U	V	08	30,000
GRANTOR: ENGLISH						
GRANTEE: RORABAUGH & BLACKFO						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	9.93	AC		1.00	1.00	1.00	11,000.00	11,000.00	109,230							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 9.93 Total Land Value: 109,230 Market: 0 Agricultural: 0 Common: 109,230 PRINTED 05/08/2026 BY SYS