

COMM NW COR OF NE1/4, RUNS
22.91 FT TO S R/W ICHETUCKNEE
RD, RUN N ALONG R/W 1347.02

KHAN SHAMSHAD/KHAN NANDANDEE
17710 ASHFORD GRANDE WAY
ORLANDO, FL 32820

2026

12-6S-16-03816-315

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 STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 110,220 TOTAL MARKET VALUE 110,220 SOH/AGL Deduction 37,601 ASSESSED VALUE 72,619 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 72,619 TOTAL JUST VALUE 110,220 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 95,190													
DOR CODE		0000 VACANT																		PERMIT NUM				DESCRIPTION				AMT				ISSUED			
MAP NUM																																			
NEIGHBORHOOD/LOC		12616.010 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA															
																				OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 0868/1522 11/01/1998 WD Q V 24,000 GRANTOR: COLUMBIA PLANTATION GRANTEE: KHAN															
TOTALS																				BLD DATE				LGL DATE				05/06/2026 MLU							
EXTRA FEATURES																				XF DATE								BUILDING NOTES							
																				INC DATE															
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	0000	C	VAC RES	0		A-1	0.00	0.00	10.02	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,220																		
REVIEW DATE 05/06/2026 BY MLU Total Acres: 10.02 Total Land Value: 110,220 Market: 0 Agricultural: 0 Common: 110,220 PRINTED 05/13/2026 BY SYS																																			