LOT 3 COUNTRY SIDE ESTATES.

WD 1065-1424, CT 1259-1493, WD 1

ABUAYYASH ABDEL RAHMAN
223 VICTORIA GLN
LAKE CITY, FL 32025

2026

15-4S-17-08359-103

BUILDING CHARACTERISTICS

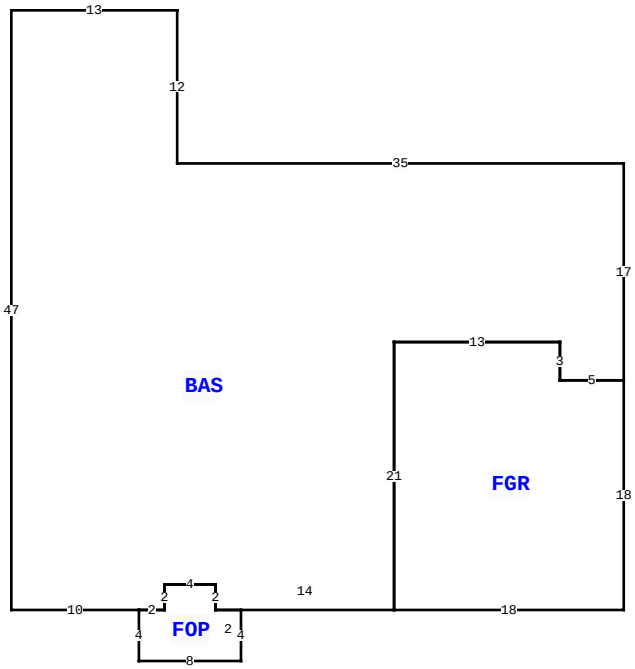
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	05	AVERAGE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,465	100		1,465	161,946
FGR	363	55		200	22,109
FOP	40	30		12	1,327
TOTALS	1,868			1,677	185,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,677	125.7300	140.82	236,155	2005	2005	0	0	0	21.50	78.50

1 SINGLE FAM 0% - 0 Heated Area: 1465 HX Base Yr



223 SE VICTORIA GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	185,382
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	209,882
SOH/AGL Deduction	0
ASSESSED VALUE	209,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	209,882
TOTAL JUST VALUE	209,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048694	Solar Power Syste	37,638	11/20/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1375/0302	12/21/2018	WD	Q	I	01	152,000
GRANTOR: DAVID MINCEY						
GRANTEE: ABDEL RAHMAN ABUAYY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 N12 W13 S47 E10 FOP= S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E14 FGR= E18 N18 W5 N3 W13 S21$ N21 E13 S3 E5 N17$.

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
1	0166	CONC,PAVMT	0	0	0	0	950.00	UT	2.00	2.00	100	2005	2005	3	100	1,900	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/20/2017 BY DF Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/23/2026 BY SYS