LOT 7 KIMBERLY OAKS S/D.

WD 1048-837, WD 1436-2793,

SABUJ RAHANUL ISLAM AKA RAHANUL I SABUJ
282 SW KIMBERLY LN
LAKE CITY, FL 32024

2027

16-4S-16-03026-107

BUILDING CHARACTERISTICS

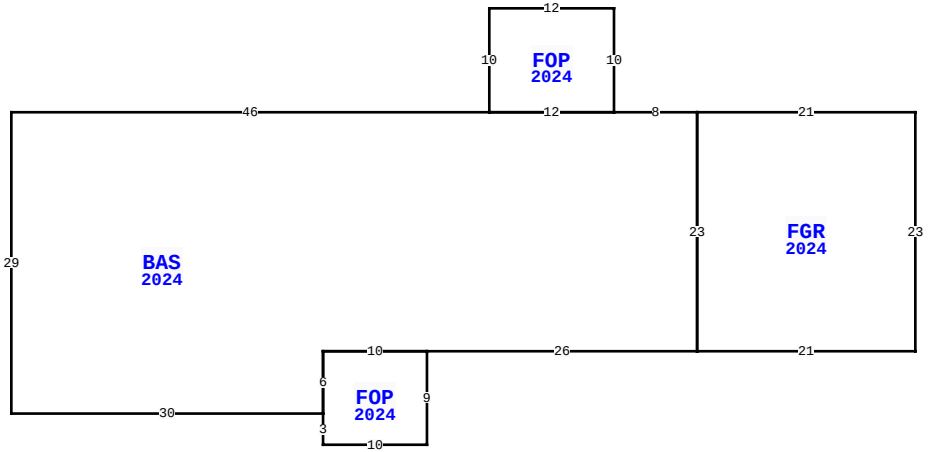
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	2024	1,698	202,414
FGR	483	55	2024	266	31,709
FOP	90	30	2024	27	3,218
FOP	120	30	2024	36	4,291
TOTALS	2,391			2,027	241,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,027	110.5800	121.64	246,564	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2027 Heated Area: 1698 HX Base Yr 2027



282 SW KIMBERLY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	100	0	0	820.00	UT	3.00	3.00	100	2024	2023		100	2,460	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	241,633
TOTAL MARKET OB/XF VALUE	2,460
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	279,093
SOH/AGL Deduction	0
ASSESSED VALUE	279,093
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	227,682
TOTAL JUST VALUE	279,093
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	295,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052349	Roof Replacement	10,000	02/17/2025
000044792	New Residential C	170,000	06/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1797	4/13/2026	WD	Q	I	01	330,000
GRANTOR: HERNANDEZ IRMA						
GRANTEE: SABUJ RAHANUL ISLAM						
1436/2793	4/28/2021	WD	Q	V	01	25,000
GRANTOR: HILL DIANE						
GRANTEE: HERNANDEZ IRMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=71,10] S29 E30 N6 E10 E26 N23 W8 W12 W46 $
FOP=[YR=2024;ORIG=117,0] S10 E12 N10 W12 $
FOP=[YR=2024;ORIG=101,33] S6 S3 E10 N9 W10 $
FGR=[YR=2024;ORIG=137,10] S23 E21 N23 W21 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,460

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/06/2026 BY TP Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS