COMM SE COR OF SEC, RUN N
1417.87 FT, W 577 FT, N 988.50
FT, W 1861.57 FT TO E R/W LINE

HUDA NURUL/BEGUM TOHMINA
397 SW HIGHPOINT GLN
LAKE CITY, FL 32024

2026

18-4S-17-08477-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.030 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	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	45,000
SOH/AGL Deduction	4,300
ASSESSED VALUE	40,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,700
TOTAL JUST VALUE	45,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,000

LAND:1:4: CI LEFT VALUE TO MATCH SUBDIVISION CP
LAND:1:3: ORDINANCE 2011-3 CHANGED THIS FROM RSF-1
LAND:1:2: ADD'L SR-47 R/W. ORB 900-2092.
LAND:1:1: A SMALL PORTION OF THIS LOT WAS TAKEN FO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1324/1935	10/27/2016	WD	Q	V	01	30,000

GRANTOR: GEORGE A & MAUREEN C
GRANTEE: NURUL HUDA & TOHMIN

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	1000	C	VACANT COMME	0		CI	0.00	0.00	1.00	LT		1.00	1.00	2.00	22,500.00	45,000.00	45,000							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.70 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 05/08/2026 BY SYS