BEG SW COR OF SE 1/4 RUN E
1777.07 FT, NE 537.09 FT TO S
R/W OF ABANDONED SCL RR,

SALAMEH MUNIR/SALAMEH BAIMA
7361 103RD STREET
JACKSONVILLE, FL 32210

**2027**

**19-6S-16-03887-000**

## BUILDING CHARACTERISTICS

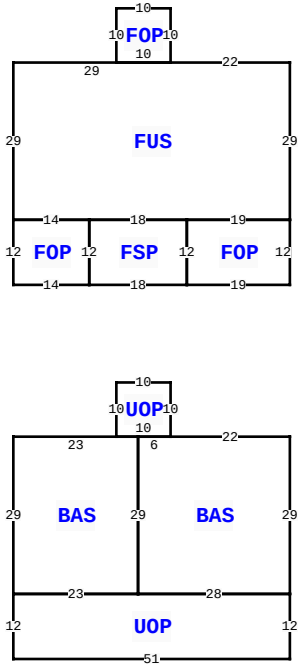
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 19616.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 667 | 100 | | 667 | 57,866 |
| BAS | 812 | 100 | | 812 | 70,446 |
| FOP | 100 | 30 | | 30 | 2,603 |
| FOP | 168 | 30 | | 50 | 4,338 |
| FOP | 228 | 30 | | 68 | 5,900 |
| FSP | 216 | 40 | | 86 | 7,461 |
| FUS | 1,479 | 100 | | 1,479 | 128,312 |
| UOP | 100 | 20 | | 20 | 1,735 |
| UOP | 612 | 20 | | 122 | 10,584 |
| TOTALS | 4,382 | | | 3,334 | 289,244 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,334 | 102.4290 | 112.67 | 375,642 | 2002 | 2002 | 0 | 0 | 0 | 23.00 | 77.00 |

2 SINGLE FAM 0% - 0 Heated Area: 2958 HX Base Yr




BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 MLU
INC DATE | AG DATE

10322 SW US HIGHWAY 27 , FORT WHITE

## 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 | 540.00 | UT | 2.00 | 2.00 | 100 | 2002 | 2002 | 3 | 100 | 1,080 | |
| 2 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1,140.00 | UT | 3.50 | 3.50 | 100 | 2002 | 2002 | 3 | 100 | 3,990 | |
| 3 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 200 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 18 | 20 | 360.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 900 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 200.00 | 200.00 | 100 | 2026 | 2025 | | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 289,244 |
| TOTAL MARKET OB/XF VALUE | 6,370 |
| TOTAL LAND VALUE - MARKET | 321,145 |
| TOTAL MARKET VALUE | 325,277 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 325,277 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 325,277 |
| TOTAL JUST VALUE | 616,759 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 622,022 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047765 | Roof Replacement | 22,700 | 07/27/2023 |
| 18683 | SFR | 365 | 08/31/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0925/0964 | 4/19/2001 | WD | Q | I | | 150,000 |
| GRANTOR: SALIBA SALEMEH AS TRU | | | | | | |
| GRANTEE: MUNIR, BAIMA, SAMIR | | | | | | |
| 0443/0525 | 2/01/1980 | 03 | Q | V | | 48,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W22 UOP= N10 W10 S10 E10$ W6 BAS= W23 S29 E23 N29$ S29
UOP= W23 S12 E51 N12 W28$ E28 N29$ PTR= N40 FUS= N29 W22
FOP= N10 W10 S10 E10$ W29 S29 FOP= S12 E14 N12 W14$ E14 FSP=
S12 E18 N12 W18$ E18 FOP= S12 E19 N12 W19$ E19$ S40$.

## LAND DESCRIPTION

TOTAL OB/XF 6,370

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 5,500 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 49.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 21,805 | | | | | | | |
| 3 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 8.39 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 2,358 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 57.39 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 315,645 | | | | | | | |

REVIEW DATE 05/18/2026 BY AJ Total Acres: 58.39 Total Land Value: 29,663 Market: 315,645 Agricultural: 24,163 Common: 5,500 PRINTED 11/17/2026 BY SYS