

BEG INTER E LINE OF SEC & N R/W  
DR, W ALONG R/W 134.51 FT, N 300  
300 FT TO N R/W SCENIC LAKE DR,

CHOUDHURY MOHAMMED/CHOUDHURY SHAGUFTA  
10718 CITRON OAKS DR  
ORLANDO, FL 32836

2026

22-3S-16-02268-501

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	07	CONC TILE	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	60		
Interior Floor	15	HARDTILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		5	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	22316.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,438	100		3,438	406,929
FGR	864	55		475	56,222
FOP	32	30		10	1,183
FOP	70	30		21	2,486
FSP	490	40		196	23,199
FUS	480	100		480	56,814
TOTALS	5,374			4,620	546,834

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0900	01	4,620	135.1142	162.14	749,087	1998	1998	0	0	0	27.00	73.00													
1 EXCEPT SFR 0% - 2026																									
Heated Area: 3918 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/03/2025</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/03/2025		MLU
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COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		546,834		
TOTAL MARKET OB/XF VALUE		27,489		
TOTAL LAND VALUE - MARKET		38,500		
TOTAL MARKET VALUE		612,823		
SOH/AGL Deduction		0		
ASSESSED VALUE		612,823		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		612,823		
TOTAL JUST VALUE		612,823		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		620,313		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051305	Roof Replacement	45,000	10/29/2024
14191	POOL	160	06/25/1998
12396	SFR	600	04/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/200	12/08/2022	LE	U	I	14	0
GRANTOR: CHOUDHURY MOHAMMED						
GRANTEE: CHOUDHURY MOHAMMED						
0821/0473	4/26/1996	WD	Q	V		19,000
GRANTOR: BUSACCA						
GRANTEE: MOHAMMED & SHAGUFTA						

EXTRA FEATURES																
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
1	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	1998	1998	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	3,786.00	UT	1.50	1.50	100	1998	1998	3	100	5,679	
3	0280	POOL R/CON	0	0	13	403.00	UT	70.00	70.00	100	1998	1998	3	40	11,284	
4	0282	POOL ENCL	0	0	29	1,421.00	UT	15.00	15.00	100	1998	1998	3	40	8,526	
TOTALS														27,489		

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							