LOT 3 COBBLESTONE UNIT 1.
WD 1092-1794, WD 1153-1739, WD 1

FAQIRI MOHAMMED YAHYA/FAQIRI JOSEPHINE WANJA
710 BEAR WAY
POINCIANA, FL 34759

2026

24-3S-16-02275-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	24316.00	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	
XF DATE		LAND DATE	05/08/2026 MLU
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	19,200
TOTAL MARKET VALUE	19,200
SOH/AGL Deduction	1,600
ASSESSED VALUE	17,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	17,600
TOTAL JUST VALUE	19,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/149	5/20/2024	WD	Q	V	01	22,000
GRANTOR: LIFEWAY PROPERTY SOLU						
GRANTEE: FAQIRI MOHAMMED YAH						
1504/1205	12/08/2023	WD	Q	V	01	18,000
GRANTOR: SAKHNIUK ANDRII						
GRANTEE: LIFEWAY PROPERTY SO						

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	0000	C	VAC RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.40	48,000.00	19,200.00	19,200							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 2.16 Total Land Value: 19,200 Market: 0 Agricultural: 0 Common: 19,200 PRINTED 06/23/2026 BY SYS