THE N 300 FT OF SE1/4 OF NW1/4 E
FT. (AKA LOT 2 OF AN UNREC S/D).

VAKILI NADER G REVOCABLE TRUST DATED MARCH 8, 2022
516 SE STILES WAY
LAKE CITY, FL 32025

2027

24-4S-17-08728-001

BUILDING CHARACTERISTICS

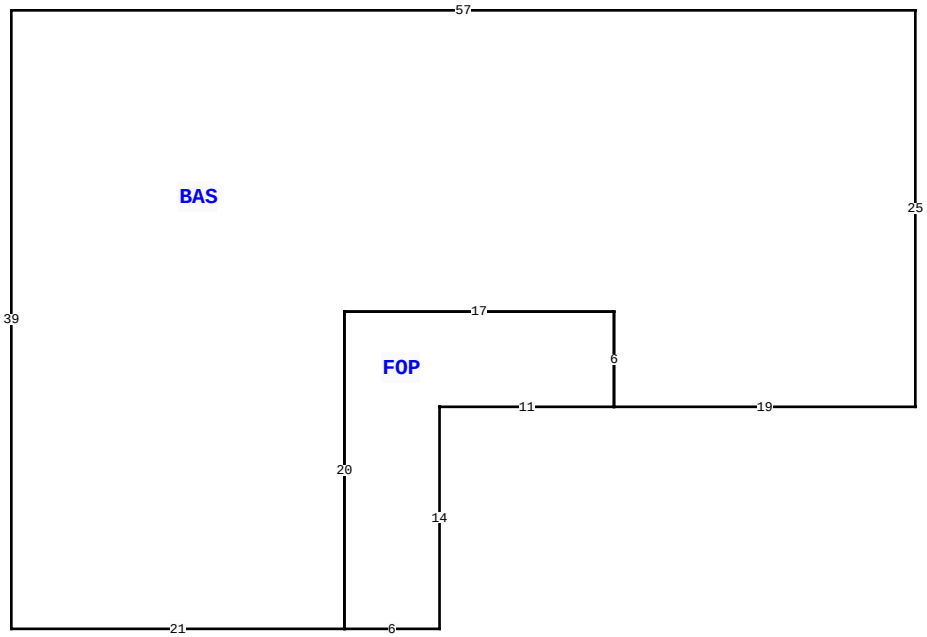
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 04
NEIGHBORHOOD/LOC	24417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100		1,617	123,162
FOP	186	30		56	4,265
TOTALS	1,803			1,673	127,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,673	106.5240	117.18	196,042	1954	1954	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1617 HX Base Yr 2000



516 SE STILES WAY, LAKE CITY

BLD DATE		LGL DATE	04/28/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		173,057
TOTAL MARKET OB/XF VALUE		5,860
TOTAL LAND VALUE - MARKET		28,950
TOTAL MARKET VALUE		207,867
SOH/AGL Deduction		51,712
ASSESSED VALUE		156,155
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		99,744
TOTAL JUST VALUE		207,867
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,184

XFOB:3:1: TIFF MH

SALE:1:1: WD REPLACING AGREEMENT FOR DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044532	Roof Replacement	11,000	05/25/2022
11459	PUMP/UTPOL	30	07/31/1996
7994	REMODEL	22,000	01/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1430	6/09/2022	WD	U	I	11	100
GRANTOR: VAKILI NADER G						
GRANTEE: VAKILI NADER G REVO						
1462/1763	3/17/2022	WD	U	I	11	100
GRANTOR: VAKILI NADER G						
GRANTEE: VAKILI NADER G REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S39 E21 FOP= E6 N14E11 N6 W17 S20$ N20 E17 S6 E19N25$.

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	0294	SHED WOOD/	0	100	12	12	1.00	UT	160.00	160.00	100	0	0	3	100	160	
2	0166	CONC,PAVMT	0	100	0	0	1,600.00	UT	1.50	1.50	100	1996	1996	3	100	2,400	
3	0167	DOOR,OHEAD	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
4	0167	DOOR,OHEAD	0	100	0	0	2.00	UT	500.00	500.00	100	1996	1996	3	100	1,000	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000	
6	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 5,860

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		A-1	0.00	0.00	5.79	AC		1.00	1.00	1.00	5,000.00	5,000.00	28,950							

REVIEW DATE 06/05/2017 BY BC Total Acres: 5.79 Total Land Value: 28,950 Market: 0 Agricultural: 0 Common: 28,950 PRINTED 11/17/2026 BY SYS

THE N 300 FT OF SE1/4 OF NW1/4 E
FT. (AKA LOT 2 OF AN UNREC S/D).

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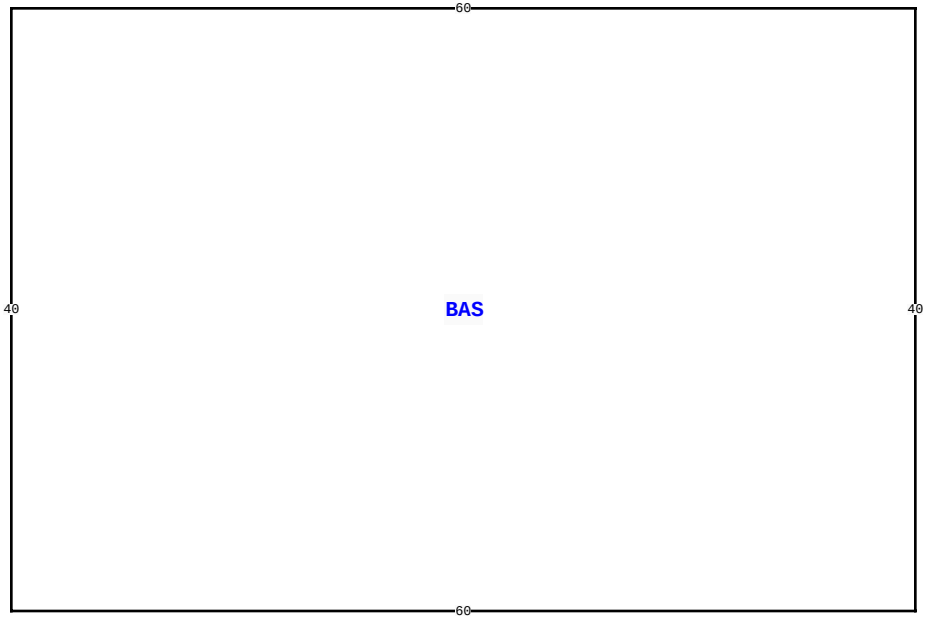
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	24417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	45,630
TOTALS	2,400			2,400	45,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	2,400	86.2680	32.78	78,672	1996	1996	0	0	0	42.00	58.00

2 WAREH STOR 100% - 2000 Heated Area: 2400 HX Base Yr 2000



516 SE STILES WAY, LAKE CITY

BLD DATE		LGL DATE	04/28/2025 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

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GRANTOR: VAKILI NADER G						
GRANTEE: VAKILI NADER G REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S40 E60 N40$.

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

REVIEW DATE 06/05/2017 BY BC Total Acres: 5.79 Total Land Value: 28,950 Market: 0 Agricultural: 0 Common: 28,950 PRINTED 11/17/2026 BY SYS