BEG SE COR, RUN W 851.77 FT TO E R/W SR-47, NE ALONG R/W 278.55 FT, CONT NE 72.94 FT, E

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

2027

25-4S-16-03154-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.00	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	04/20/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,150
TOTAL MARKET VALUE	40,150
SOH/AGL Deduction	0
ASSESSED VALUE	40,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,150
TOTAL JUST VALUE	40,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,150

SALE:1:1: 138.38 AC TOTAL (3 PARCEL SALE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1341/1816	7/25/2017	TR	Q	V	01	28,000
GRANTOR: JOHN K VREELAND (TRUS						
GRANTEE: NURUL HUDA & TOHMIN						
1244/1787	11/13/2012	TD	U	V	19	100
GRANTOR: JOHN K VREELAND (PR F						
GRANTEE: JOHN K VREELAND TRU						

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		A-1	0.00	0.00	3.65	AC		1.00	1.00	1.00	11,000.00	11,000.00	40,150							

REVIEW DATE 04/20/2022 BY MLU Total Acres: 3.65 Total Land Value: 40,150 Market: 0 Agricultural: 0 Common: 40,150 PRINTED 11/17/2026 BY SYS