

(AKA LOT 24 BUCKHEAD WOODS S/D U
 COMM SE COR SEC 26-5S-16, RUN N
 POB, RUN W 191.05 FT TO E R/W OL

ALLADIN MOHAMED N/ALLADIN BIBI S
 9119 MT ARLINGTON CT
 JACKSONVILLE, FL 32225

2026

25-5S-16-03716-124



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 81,312 TOTAL MARKET VALUE 81,312 SOH/AGL Deduction 41,132 ASSESSED VALUE 40,180 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,180 TOTAL JUST VALUE 81,312 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 52,668																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1015/0260</td> <td>5/07/2004</td> <td>WD</td> <td>Q</td> <td>V</td> <td></td> <td>29,000</td> </tr> <tr> <td colspan="7">GRANTOR: APPLING</td> </tr> <tr> <td colspan="7">GRANTEE: ALLADIN</td> </tr> <tr> <td>0907/1621</td> <td>7/01/2000</td> <td>WD</td> <td>U</td> <td>V</td> <td>08</td> <td>20,000</td> </tr> <tr> <td colspan="7">GRANTOR: COLUMBIA TIMBERLAND L</td> </tr> <tr> <td colspan="7">GRANTEE: DELBERT APPLING</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1015/0260	5/07/2004	WD	Q	V		29,000	GRANTOR: APPLING							GRANTEE: ALLADIN							0907/1621	7/01/2000	WD	U	V	08	20,000	GRANTOR: COLUMBIA TIMBERLAND L							GRANTEE: DELBERT APPLING						
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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																																																														
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	9.24	AC		1.00	1.00	0.80	11,000.00	8,800.00	81,312																																																													
REVIEW DATE 05/06/2026 BY MLU Total Acres: 9.24 Total Land Value: 81,312 Market: 0 Agricultural: 0 Common: 81,312 PRINTED 05/08/2026 BY SYS																																																																														