COMM SW COR OF SW1/4 OF SW1/4,
RUN N 152 FT FOR POB, RUN N
83.43 FT, E 102 FT, N 120 FT,

FAISAL FAMILY LIMITED PARTNERSHIP
P O BOX 3009
LAKE CITY, FL 32056-3009

2026

29-3S-16-02386-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29316.00	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

6898 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
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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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	187,500
TOTAL MARKET VALUE	5,438
SOH/AGL Deduction	0
ASSESSED VALUE	5,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,438
TOTAL JUST VALUE	187,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,500

LAND:2:1: CAN BE SUBDIVIDED.

SALE:1:1: 12.22 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1235/2135	1/24/2012	WD	Q	V	01	500
GRANTOR: LYNN E PETREE						
GRANTEE: MOHAMMAD A FAISAL						
1235/2134	1/24/2012	WD	Q	V	01	500
GRANTOR: HOPE LEONARD						
GRANTEE: MOHAMMAD A FAISAL						

BUILDING NOTES

BUILDING DIMENSIONS

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	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	187,500							
2	5500	A	TIMBER 2	0			0.00	0.00	12.22	AC		1.00	1.00	1.00	445.00	445.00	5,438							

REVIEW DATE 03/01/2023 BY KS Total Acres: 12.22 Total Land Value: 5,438 Market: 187,500 Agricultural: 5,438 Common: 0 PRINTED 06/08/2026 BY SYS