COMM NW COR SEC, RUN S 1322.42 F
755.81 FT, S 1327.21 FT, E 304.3
FT TO SW COR OF A PRCL REC IN OR

MARTIN JORDAN
211 ATHERSTONE CT
LONGWOOD, FL 32779

2027

30-3S-16-02405-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00	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

178 NW NOEGEL RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	260,120
TOTAL MARKET VALUE	10,405
SOH/AGL Deduction	0
ASSESSED VALUE	10,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,405
TOTAL JUST VALUE	260,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2239	6/11/2024	WD	Q	I	05	540,000
GRANTOR: KHAN FAIZUL						
GRANTEE: MARTIN JORDAN						
1435/522	4/14/2021	WD	Q	V	05	315,000
GRANTOR: HUNTER JAMES S & RONA						
GRANTEE: KHAN FAIZUL						

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	6200	A	PASTURE 3	0					37.16	AC		1.00	1.00	1.00	280.00	280.00	10,405							
2	9910	M	MKT.VAL.AG	0					37.16	AC		1.00	1.00	1.00	7,000.00	7,000.00	260,120							

REVIEW DATE 10/08/2024 BY TP Total Acres: 37.16 Total Land Value: 10,405 Market: 260,120 Agricultural: 10,405 Common: 0 PRINTED 11/17/2026 BY SYS