PARCEL B HILLS OF WINDSOR S/D.
846-393, 873-1735, DC 1429-1279,

FAMILY TRUST DATED JANUARY 30, 2013/FAISAL MOHAMMA
414 SW WINDSOR HILL GLN
LAKE CITY, FL 32024

**2027**

**30-3S-16-02411-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

153 SW WINDSOR DR, 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 | 260,832 |
| TOTAL MARKET VALUE | 8,299 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 8,299 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 8,299 |
| TOTAL JUST VALUE | 260,832 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 260,832 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 13907 | POOL | 125 | 04/16/1998 |
| 13693 | SFR | 1,545 | 02/26/1998 |
| | | | |
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1487/1469 | 2/20/2023 | PR | U | V | 19 | 0 |
| GRANTOR: JORDAN MICHAEL PR FOR | | | | | | |
| GRANTEE: FAMILY TRUST DATED | | | | | | |
| 0846/0393 | 9/22/1997 | WD | Q | V | 02 | 266,000 |
| GRANTOR: HAMMONS ESTATE | | | | | | |
| GRANTEE: FISAL & JORDAN | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 | | A-1 | 0.00 | 0.00 | 29.64 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 8,299 | | | | | | | |
| 2 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 29.64 | AC | | 1.00 | 1.00 | 1.00 | 8,800.00 | 8,800.00 | 260,832 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 09/13/2018 BY KR Total Acres: 29.64 Total Land Value: 8,299 Market: 260,832 Agricultural: 8,299 Common: 0 PRINTED 11/17/2026 BY SYS