PARCEL A HILLS OF WINDSOR S/D (P
848-1008, PR 1487-1469,

FAISAL FAMILY LIMITED PARTNERSHIP/FAMILY TRUST
PO BOX 3009
LAKE CITY, FL 32056

2026

30-3S-16-02411-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
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

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,475
TOTAL MARKET VALUE	4,472
SOH/AGL Deduction	0
ASSESSED VALUE	4,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,472
TOTAL JUST VALUE	95,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
0848/1008	11/03/1997	WD	Q	V		150,000
GRANTOR: ISRAEL EDWARD JR & JA						
GRANTEE: FIASAL PARTNERSHIP						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	10.05	AC		1.00	1.00	1.00	445.00	445.00	4,472							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.05	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,475							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 10.05 Total Land Value: 4,472 Market: 95,475 Agricultural: 4,472 Common: 0 PRINTED 05/08/2026 BY SYS