LOT 3 HILLS OF WINDSOR S/D.
868-1086 THRU 1089, 927-1562, 92

HABIBULLAH MOHAMMED/SULTANA BILKIS
339 SE LLEWELLYN AVE
LAKE CITY, FL 32025

2027

30-3S-16-02411-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.3 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

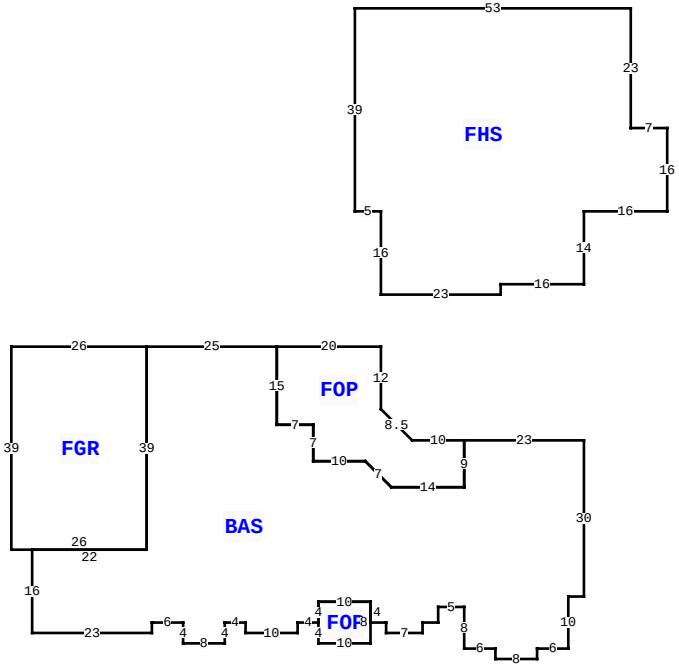
NEIGHBORHOOD/LOC 30316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,679	100		3,679	432,752
FGR	1,014	55		558	65,636
FHS	2,771	60		1,663	195,614
FOP	80	30		24	2,823
FOP	556	30		167	19,644
TOTALS	8,100			6,091	716,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,091	128.8402	141.72	863,217	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 2021 Heated Area: 6450 HX Base Yr



249 SW WINDSOR HILL GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/07/2025 MLU
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
1	0166	CONC,PAVMT	0	0	0	0	9,376.00	UT	2.55	2.55	100	2008	2008	3	100	23,909	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	716,470
TOTAL MARKET OB/XF VALUE	23,909
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	790,379
SOH/AGL Deduction	0
ASSESSED VALUE	790,379
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	790,379
TOTAL JUST VALUE	790,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	803,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056404	Roof Replacement	68,000	08/24/2026
22894	SFR	1,621	03/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0983	8/26/2020	WD	Q	I	01	665,000
GRANTOR: JONATHAN L & AMY WARD						
GRANTEE: MOHAMMED HABIBULLAH						
1023/2389	8/16/2004	WD	Q	V		65,000
GRANTOR: QUINTANA						
GRANTEE: JONATHAN L & AMY WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= W10 L6 U6 N12 W20 S15 E7 S7 E10 D5 R5 E14 N9$S9 W14 L5 U5 W10 N7 W7 N15 W25 FGR= W26 S39 E26 N39$ S39 W22 S16 E23 N2 E6 S4 E8 N4 E4 S2 E10 N2 E4 FOP= S4 E10 N8 W10 S4$ N4 E10 S4 E3 S2 E7 N2 E3 N3 E5 S8 E6 S2 E8 N2 E6 N10 E3 N30$ PTR= N30 FHS= N14 E16 N16 W7 N23 W53 S39 E5 S16 E23 N2 E16$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 23,909

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	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 09/13/2018 BY KR Total Acres: 3.81 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS