NW DIV: LOT 1 BLOCK D NORTHSIDE
374-829, QC 1119-14, QC 1142-545

HAGHANI RENTALS LLC
155 BARTRAM MARKET DR
SAINT JOHNS, FL 32259

2027

30-3S-17-11702-019

BUILDING CHARACTERISTICS

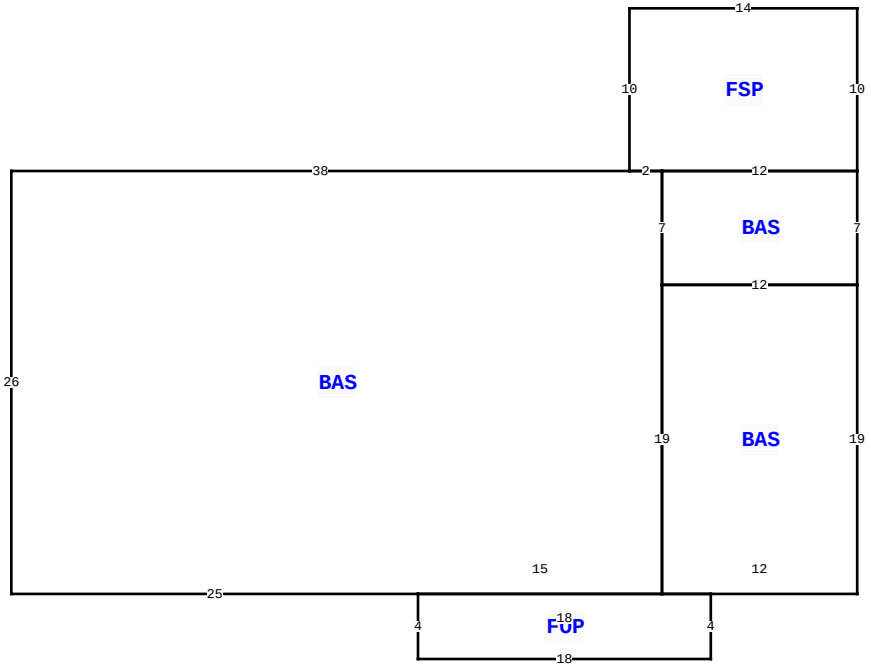
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		30317.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	5,661
BAS	228	100		228	15,366
BAS	1,040	100		1,040	70,093
FOP	72	30		22	1,483
FSP	140	40		56	3,774
TOTALS	1,564			1,430	96,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,430	111.4000	122.54	175,232	1976	1990	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 1352 HX Base Yr



761 NW OAKLAWN TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	96,378
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	5,156
TOTAL MARKET VALUE	104,234
SOH/AGL Deduction	0
ASSESSED VALUE	104,234
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,234
TOTAL JUST VALUE	104,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1088	ADDN SFR	25	12/12/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/934	7/20/2023	WD	Q	I	01	120,000
GRANTOR: HENDERSON CLAUDETTE						
GRANTEE: HAGHANI RENTALS LLC						
1345/1657	10/04/2017	WD	U	I	11	100
GRANTOR: CLAUDETTE HENDERSON-L						
GRANTEE: CLAUDETTE HENDERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 S26 E25 E15 N19 N7 W2 $
BAS=[ORIG=2,26] E12 N19 W12 S19 $
FSP=[ORIG=2,0] E12 N10 W14 S10 E2 $
BAS=[ORIG=2,7] E12 N7 W12 S7 $
FOP=[ORIG=-13,26] S4 E18 N4 W18 $
.

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	8,250.00	SF		1.00	1.00	1.25	0.50	0.63	5,156							

REVIEW DATE 10/05/2023 BY TP Total Acres: 0.19 Total Land Value: 5,156 Market: 0 Agricultural: 0 Common: 5,156 PRINTED 11/17/2026 BY SYS